



Island Wall, Whitstable





3 Island Wall
Whitstable
Kent
CT5 1EP



Description

Ground Floor

- Living Room
11'2 x 11'1
(3.40m x 3.38m)
- Dining Room
11'3 x 11'2
(3.43m x 3.40m)
- Kitchen
16'2 x 5'8
(4.93m x 1.73m)
- First Floor
- Landing
- Bedroom
11'5 x 11'2
(3.48m x 3.40m)
- Bedroom
11'3 x 8'2
(3.43m x 2.49m)
- Bathroom

External

- Rear Garden
- Rear Cabin
18'0 x 9'8
(5.49m x 2.95m)

Property

Found on the highly desirable and sought-after Island Wall this property is conveniently situated in a central location just a short walk from the beach and vibrant high street. This charming period mid-terrace home offers a wealth of attractive features including latch doors and a feature fireplace in the living room.

The accommodation briefly comprises to the ground floor the living room, a dining room open to the kitchen with integrated oven and hob and access to the garden. To the first floor there is the master bedroom, a further double bedroom, and the family bathroom. The current vendors have lapsed planning permission to convert the loft into a further bedroom with en-suite. (Full plans are available to a prospective purchaser at the Whitstable office)

Externally, there is a good-sized (approx. 50ft), South-facing, enclosed rear garden. The current owners purchased further garden space and have used this to house a large cabin that is currently used as a home office. There is enough space in the home office for multiple workstations and with the garden benefitting from side access this could provide and independently accessed workplace if required or alternatively could be used as extra accommodation.

This lovely home has and would make a fantastic second home by the sea, or indeed a holiday let.



Location

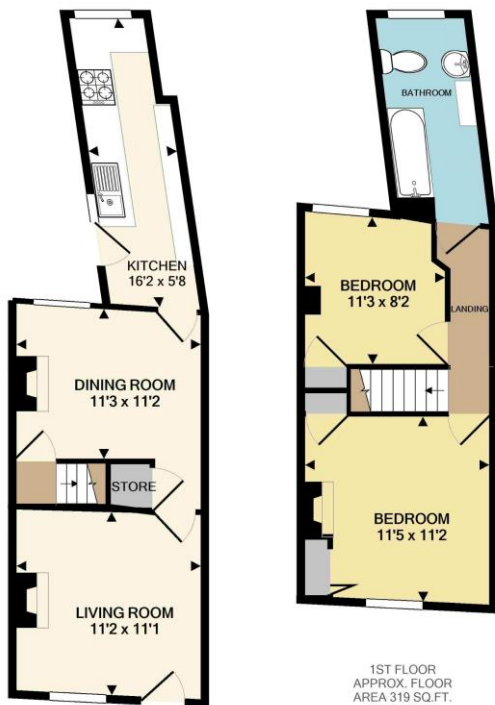
Island Wall is one of Whitstable's most sought-after roads and is just a short stroll from the beach and seafront and within easy access to the high street. Whitstable offers a wide variety of boutique shops, bars, cafes and restaurants. Whitstable also has a popular beach and working harbour with restaurants offering sea food for which the town is renowned for. There are numerous leisure and recreational facilities with the town having its own golf club and thriving cricket and football clubs as well as a yacht club to name just a few. There is a mainline railway station providing a regular service to London and the East Kent coast.



A short walk to the beach



OUTBUILDING
APPROX. FLOOR
AREA 176 SQ.FT.
(78.3 SQ.M)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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