

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Salad Days, Seasalter Beach, Whitstable, CT5**

**Outstanding newly built beach front property designed and constructed to the highest of standards. This fantastic home benefits from stunning far reaching sea view and a fantastic beach hut which can be used for guest accommodation.**

**£3,250,000**





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## Salad Days, Seasalter Beach, Whitstable

### Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

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## Salad Days

Designed and built by local developers Fred&Ginger, this beautiful modern home sits on the exclusive private road of Seasalter Beach, capturing stunning views across Whitstable Bay.

Situated a short stroll from Whitstable with its array of independent shops and cafes, the house takes inspiration from the local landscape and coastline with vertical larch rainscreen cladding, zinc seamed roof and black steel railings.

Accessing the property via Seasalter Beach, Salad Days enjoys a commanding position with parking for four cars. A path leads down to the front entrance with reclaimed timber steps, landscaped gardens with mature olive trees and palms to the side.

Entering through the impressive oversized front door a large glass block wall forms part of the double height entrance lobby. A raw steel staircase leads up to the first-floor master bedroom suite with Industrial style glazed doors.

### First floor suite

The upper corridor with high vaulted ceilings, exposed steels and timber beams, leads to two separate dressing rooms, both with stunning shower rooms. To the left is a laundry chute.

Soft clay plaster and reclaimed timber on the walls of the main bedroom sit perfectly with beautifully bespoke furniture. A pair of double doors lead on to a separate bathroom with freestanding bath and breathtaking views out to sea through large glass windows.

A partly enclosed balcony with a mixed array of planters and seating looks over the rear gardens and terraces.

### Ground floor

On the ground floor the bespoke open-plan kitchen and dining area sit between front and rear balconies taking advantage of the views and natural day light.

The central island laid with handmade Japanese tiles and seating compliment the beautifully crafted kitchen cabinets housing Wolf appliances, including main oven, steam oven, integrated coffee machine and wonderful range cooker with central hot plate and gas burners.

The dining area sits next to a low breakfast bar looking out to sea with overhead gantries and bespoke glazed cabinets.

Aluminium framed glass sliding doors open on to a middle floor balcony and form part of a voluminous sitting room with a stunning suspended log burner, marble hearth below and storage for logs.

Connecting this room is the open plan TV snug, with handmade curved cabinets.

### Lower ground

A separate steel staircase takes you down to the lower hallway with two further bedrooms, both with large well-crafted en-suite bathrooms.

Tucked away off the hall is the laundry and plant room.

Further along the hallway, an open plan study looks over a second dining and drinks area with bar and seating for eight. Alongside is a sunken seating area with built in planters with an assortment of house plants that looks out to a sunny tiled terrace.

Tall sliding doors standing at 3.6 meters span the entire width of the house creating a seamless connection from house to garden.


The private terrace is enclosed with mature olives, fig and Jasmin. Steps meander through more mature olives, ferns and specimen grasses to the tranquil beach house.

"Walking the plank" on to the reclaimed deck, salvaged from Southend pier you arrive at the beach house with outdoor kitchen and grill. A Jetty with a dining table alongside a swing seat and outdoor shower, look out to sea.

Tenure: Freehold

Council Tax: TBC

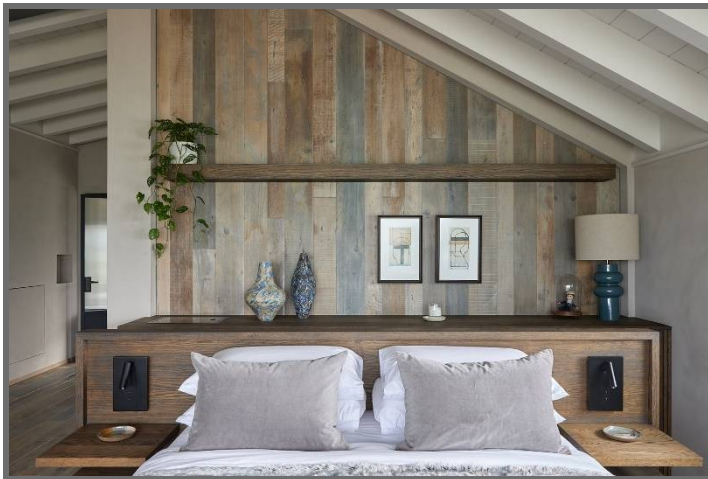
For more information please contact Harvey Richards & West.

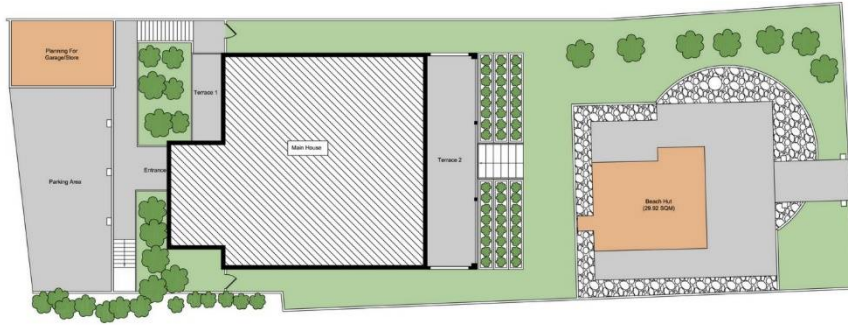












SITE PLAN



Lower Ground  
Approximate Floor Area  
1038.28 sq. ft.  
(96.46 sq. m)



Ground Floor  
Approximate Floor Area  
1003.08 sq. ft.  
(93.19 sq. m)



First Floor  
Approximate Floor Area  
719.99 sq. ft.  
(66.89 sq. m)



**TOTAL APPROX FLOOR AREA 2761.37 SQ. FT. (AREA 256.54 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 responsibilities 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. [www.hrwest.co.uk](http://www.hrwest.co.uk)

## Energy performance certificate (EPC)

Salad Days Seasalter Beach Seasalter WHITSTABLE CT5 4EU	Energy rating	Valid until:	29 January 2033
	<b>B</b>	Certificate number:	5015-9017-4002-0879-6104

Property type	Detached house
Total floor area	329 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	86 B	90 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60