

HARVEY RICHARDS & WEST

ESTATE AGENTS



Cliff Dene House, Marine Parade, Whitstable, CT5

Stunning five-bedroom, five bathroom detached beach front property arranged over four floors and measuring an impressive 5,600sqft. This beautiful high specification home benefits from far reaching sea views, a detached double garage, south facing garden and plenty of off-street parking.

£2,000,000



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Cliff Dene House, Marine Parade, 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.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale Cliff Dene House, a stunning detached beach front property located on the popular Marine Parade at the top of Tankerton slopes. Designed by the renowned Edwardian Architect, Sir Basil Champney this stunning property is arranged over four floors and measure an impressive 5,600sqft making it one of Whitstable's largest beach front homes. The property has been lovingly maintained by the current owners having undergone a full programme of refurbishment by local design team Fred & Ginger. No expense has been spared with bespoke joinery and fittings throughout the entire home. Offered for sale chain free this is one not to be missed.

Positioned on a great sized corner plot the property itself is set back from the road behind remote electric gates and private driveway which provides plenty of off-street parking. Once through the front door you enter in to a grand hallway with an impressive winding staircase. The kitchen is located to the front of the property, this bright and airy room has dual aspect windows providing uninterrupted views of Tankerton Beach. Fitted with a top of the range bespoke solid wood kitchen and top of the range appliances as well as a stunning twin hotplate AGA, this really is the hub of the home. A central island unit acts as a wonderful breakfast bar and houses a built in wine cooler. There is also plenty of space for a dining table and chairs. From there you lead through to the formal dining room which again benefits from beautiful sea views. To the rear of the property there is a large living area which looks out to the garden. This large room has two sets of glazed French doors and two vaulted ceiling lanterns filling the room with light. There is also a handy utility room and separate ground floor W/C on this level.

The lavish stair case leads up to the first floor where a further reception room is located. This fantastic room spans the width of the property and benefits from dual aspect French doors providing breath taking elevated sea views and access to a wrap around balcony perfect to enjoy Whitstable's stunning sunsets. There are two further bedrooms on this level, with the larger of the two having its own en-suite shower room and access to its own private balcony.


The entire second floor is taken up by the master suite. This luxurious space has a stunning master bedroom with far reaching sea views and French doors leading out to a private balcony. A large walk-through dressing room provides his and her built in wardrobes and access to the en-suite bathroom. This spectacular bathroom is tiled with stunning marble floor and matching wall tiles. There is a beautiful free-standing bath and separate walk-in shower.

A further two bedrooms are found on the third floor, both good size double rooms with built in wardrobes and their own en-suite shower rooms.

The wonderful rear garden benefits from a south facing aspect. This lovely landscaped outdoor space is a mixture of patio and lawn areas. The garden is planted with plenty of mature flowerbeds and a number of trees. To the end of the garden there is a large detached oversized double garage providing plenty parking & storage. Subject to all the necessary approvals this could make a fantastic outbuilding, office or gym.

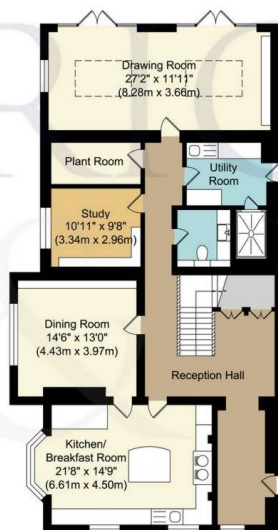
Tenure: Freehold
Council Tax: Band G

Note: Offered for sale chain free along with the option to purchase an extensive list of contents.
For more information or to arrange a viewing please contact Harvey Richards & West on 01227 771196.

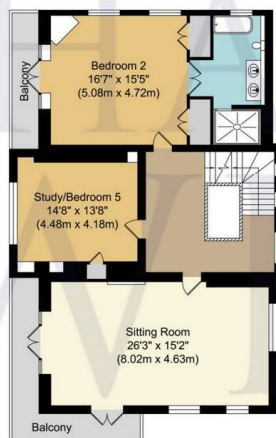




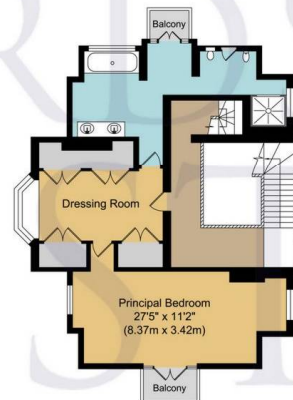




Ground Floor
Approximate Floor Area
1690.14 sq. ft.
(157.02 sq. m)



First Floor
Approximate Floor Area
1305.44 sq. ft.
(121.28 sq. m)



Second Floor
Approximate Floor Area
989.31 sq. ft.
(91.91 sq. m)



TOTAL APPROX FLOOR AREA 5609.00 SQ. FT. (AREA 521.10 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.breeds.co.uk

Energy performance certificate (EPC)

Cliff Dene House Marine Parade WHITSTABLE CT5 2BQ	Energy rating E	Valid until: 4 March 2034
		Certificate number: 2275-3035-0202-7214-2200

Property type	Detached house
Total floor area	384 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 E. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		