

HARVEY RICHARDS & WEST

ESTATE AGENTS



Sea View House, Sea Wall, Whitstable, CT5

Five bedroom, Grade II listed beach front property built in 1875 located on Sea Wall benefiting from direct uninterrupted sea views, an outside decking area and an integral garage

£825,000



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Sea View House, Sea Wall, 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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Harvey Richards & West are delighted to offer for sale Sea View House, a very rare Georgian property located in Sea Wall in Whitstable town centre. As the name suggests Sea View House is located just behind the sea wall providing stunning uninterrupted sea views across Whitstable beach front and beyond. Positioned in the heart of Whitstable's popular conservation area, a stones through from Harbour Street with its array of independently run restaurants boutique and cafes and with direct access from the property to the beach this house is the perfect seaside retreat.

Arranged over three floors and benefiting from an integrated garage which measures approximately 9'8 wide this wonderful home offer an abundance of space. With a lovely decking area looking out over the beach and fantastic sea views from all levels this is one not to be missed.

Once through the front door you enter in to large hallways, to the front of the property there is a cosy reception room which has a fireplace and built in shelving. A door from the reception room and the hall way leads through in to the open plan kitchen dinner. This interesting room with beamed ceilings has large double doors which open out on to the private decking area which looks over the beach. There is also a door leading to the conservatory which provides even more living space and again access to the outside decking.

The first floor is accessed via a flight of stairs in the hallway. There are three good size bedrooms on this floor and a fantastic reception room which has a large bay window looking out to sea. The family bathroom is also on this floor and it houses a three piece bathroom suite. On the second floor there are two further rooms with restricted head height. These rooms would be perfect for children.

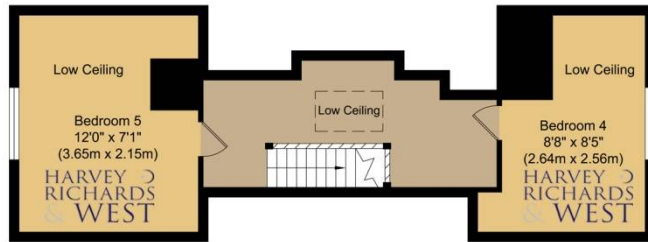
Tenure: Freehold

Council Tax: Band D

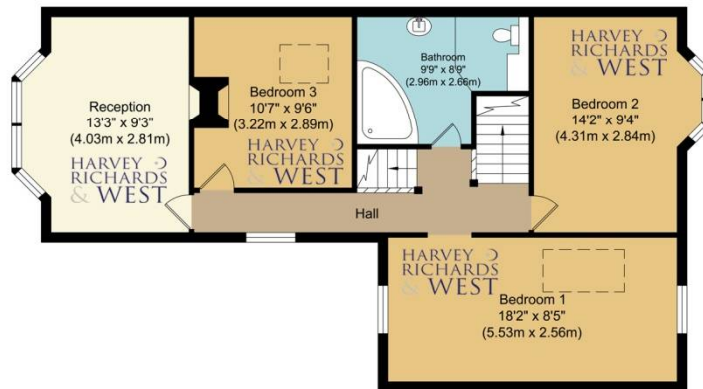




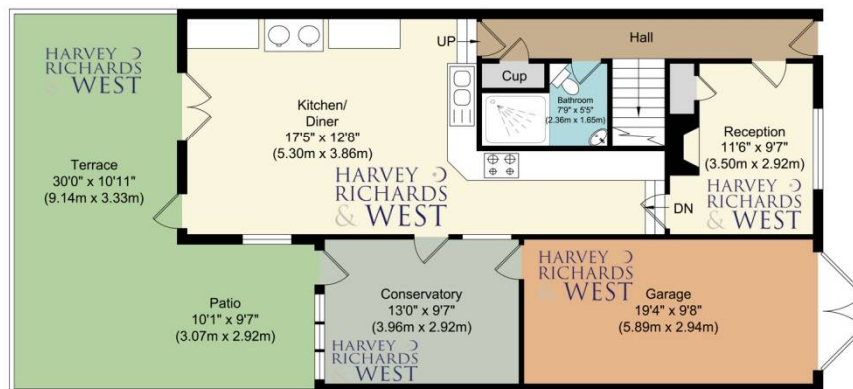




Second Floor
Approximate Floor Area
445.19 sq. ft.
(41.36 sq. m)



First Floor
Approximate Floor Area
821.28 sq. ft.
(76.30 sq. m)



Ground Floor
Approximate Floor Area
930.86 sq. ft.
(86.48 sq. m)

TOTAL APPROX FLOOR AREA 2197.34 SQ. FT. (AREA 204.14 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

