



CHRISTOPHER HODGSON

Whitstable

1 The Vines Island Wall, Whitstable, Kent, CT5 1BA

Freehold

An opportunity to acquire a beautifully presented townhouse situated in an enviable position on Whitstable's highly prized Island Wall, from where it enjoys direct sea views.

The property benefits from an allocated parking space accessed via Neptune Gap. No onward chain.

The Vines is located moments from the beach and within a short stroll of Whitstable's bustling High Street, boutique shops, cafés, eateries, and restaurants for which the town has become renowned.

The accommodation is tastefully decorated in smart contemporary style throughout, and is arranged over three floors to provide an entrance hall, a kitchen/dining room which opens to an attractive rear courtyard garden, a snug which could be used as a fourth bedroom or study, and a cloakroom. The first floor comprises a sitting room opening to a balcony with views of the sea, a double bedroom and a smartly fitted bathroom. To the second floor there are two further double bedrooms and a shower room.

Location

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides frequent services to London, (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 15'9" x 12'6" (4.80m x 3.81m)
- Snug/Bedroom 4 10'7" x 9'1" (3.23m x 2.77m)
- Cloakroom 6'6" x 2'8" (1.98m x 0.81m)

FIRST FLOOR

- Sitting Room 15'9" x 9'5" (4.80m x 2.87m)
- Balcony 15'7" x 3'7" (4.75m x 1.09m)
- Bedroom 1 9'5" x 9'1" (2.87m x 2.77m)
- Bathroom 12'2" x 4'5" (3.71m x 1.35m)

SECOND FLOOR

- Bedroom 2 14'1" x 9'4" (4.29m x 2.84m)
- Bedroom 3 15'8" x 6'11" (4.78m x 2.11m)

- Shower Room 6'11" x 3'4" (2.11m x 1.02m)

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.









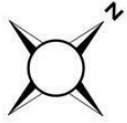
Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

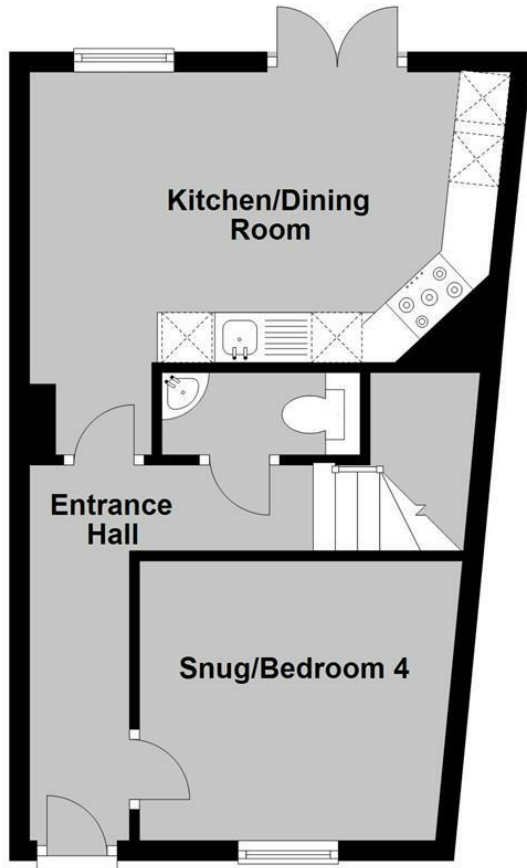
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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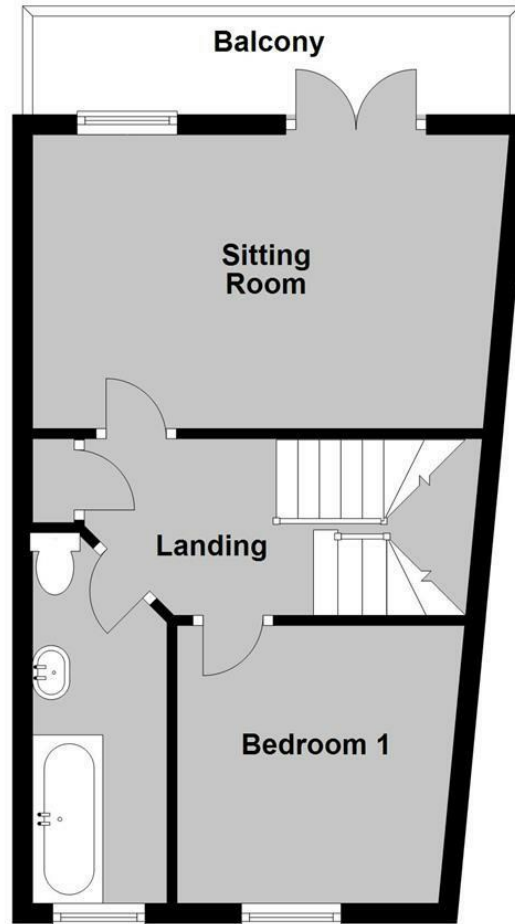
Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



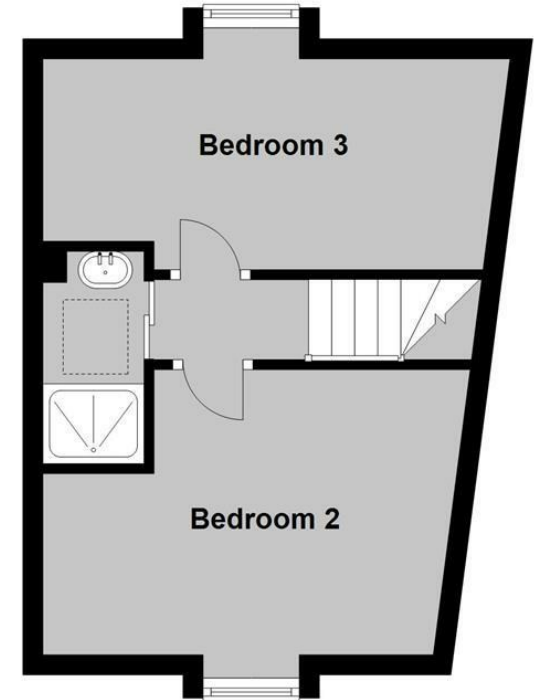
First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Second Floor

Approx. 25.9 sq. metres (279.2 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)





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