



CHRISTOPHER HODGSON

# Seasalter, Whitstable

## *Starboard House, 26 Admiralty Walk, Seasalter, Whitstable, Kent, CT5 4ET*

Freehold

An exceptional beach house in an exclusive sea facing location on one of Whitstable's most sought after roads, from where it commands uninterrupted views across Whitstable Bay and direct access to Seasalter Beach.

Starboard House was built in 2011 to a striking contemporary design, with accommodation arranged over three floors to provide spectacular sea views from each of the principal rooms. The high specification finish includes high performance aluminium windows, high quality kitchen and bathroom fittings, underfloor heating, and a mechanically ventilated heat recovery system (MVHR) throughout.

A flight of granite steps from Admiralty Walk lead to a decked gangway with glass balustrades from which you enter the house at first floor level. To the ground floor there is a bespoke kitchen open-plan to a living room with bi-folding doors looking out to sea and with access to the garden and beach beyond. To the first floor, the

principal bedroom benefits from a sea facing balcony and a stylish en-suite bathroom, and there is also a study/fourth bedroom. The second floor comprises two further double bedrooms with built-in wardrobes, one with a sea facing balcony, and the other with a South facing balcony with views over the rear garden. This floor is served by a large shower room.

The private garden has been sensitively landscaped to create the perfect vantage point to enjoy Whitstable's famous sunsets, and provides direct access to the beach. There is off street parking for one vehicle, accessed from Admiralty Walk.

### LOCATION

Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by a pleasant walk along the beach. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and watersports facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80 minutes with the high speed Javelin service providing access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 as well as to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

• Living Room 33'7" x 12'10" (10.24m x 3.91m) incorporating:

• Kitchen

• Cloakroom

#### FIRST FLOOR

• Entrance Hall 21'4" x 13'6" (6.50m x 4.11m)

• Bedroom 1 13'2" x 10'9" (4.01m x 3.28m)

• En-Suite Bathroom 7'4" x 6'8" (2.24m x 2.03m)

• Bedroom 4/Study 10'3" x 9'11" (3.12m x 3.02m)

### SECOND FLOOR

• Bedroom 2 11'7" x 9'10" (3.53m x 3.00m)

• Balcony

• Bedroom 3 10'3" x 10'2" (3.12m x 3.10m)

• Balcony

### OUTSIDE

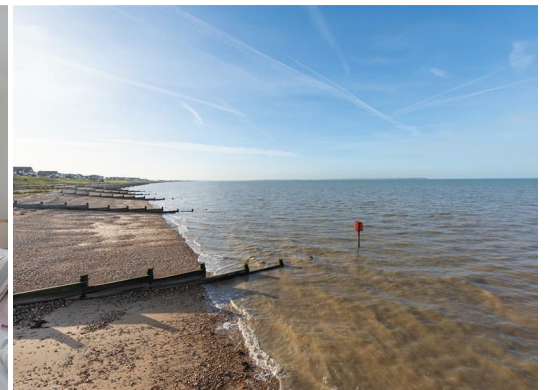
• Gardens

### 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**

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

## ENERGY PERFORMANCE CERTIFICATE

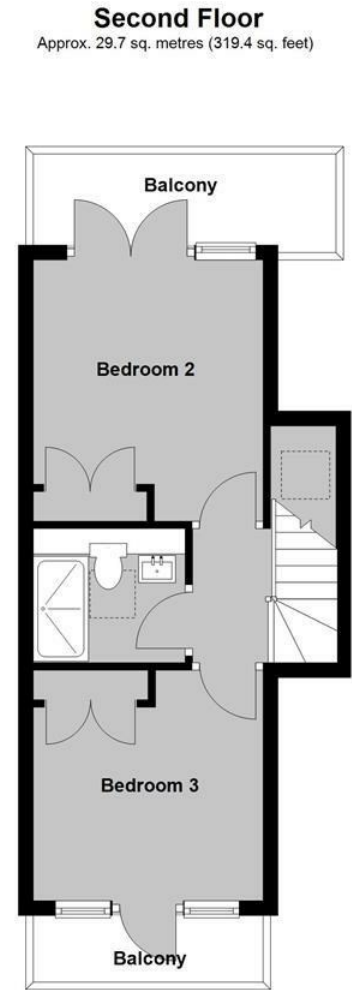
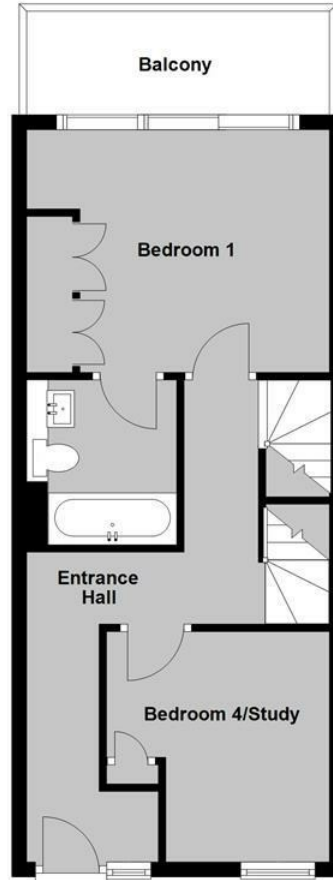
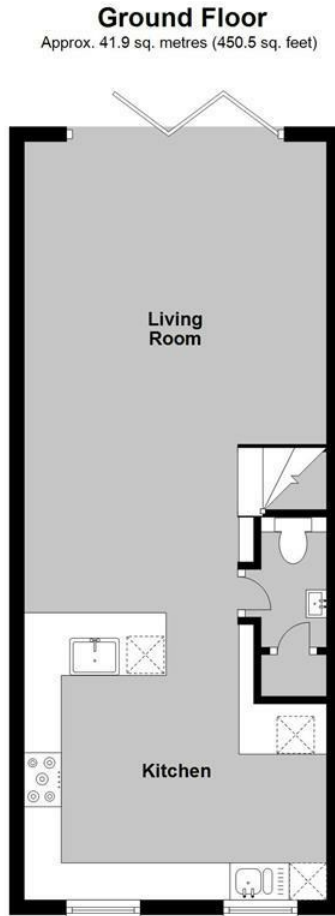
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



### First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 111.8 sq. metres (1203.9 sq. feet)





95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://CHRISTOPHERHODGSON.CO.UK)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe