

CHRISTOPHER HODGSON



Whitstable

£425,000 Leasehold
Share of



Whitstable

5 Saltway Court West Cliff, Whitstable, Kent, CT5 1SZ

A superb duplex apartment forming part of an exclusive development on one of Whitstable's most desirable roads, in an elevated position from where it commands far-reaching views across Whitstable golf course and towards the sea. This exceptional property is ideally located within a short stroll of the beach, the vibrant High Street, working harbour and railway station which is 0.6 miles distant.

The bright, spacious and beautifully presented accommodation extends to 982 sq ft (91 sqm) and is arranged over two floors, with the benefit of a private

ground floor entrance. To the first floor there are two generous double bedrooms, each with en-suite shower rooms and fitted wardrobes. To the second floor there a large open-plan sitting/dining room with a contemporary kitchen and a full height window which commands fantastic views overlooking the golf course and towards the sea. The second floor also benefits from a study space and a utility/cloakroom.

Outside, there is an allocated parking space in a secure gated courtyard, accessed via electronically operated gates from West Cliff.



LOCATION

West Cliff is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall
- Bedroom 1 11'8" x 10'4" (3.56m x 3.15m)
- En-Suite Shower Room 6'11" x 3'8" (2.11m x 1.12m)
- Bedroom 2 10'11" x 8'10" (3.33m x 2.69m)

- En-Suite Shower Room 6'9" x 3'3" (2.06m x 0.99m)

SECOND FLOOR

- Sitting/Dining Room 17'7" x 15'5" (5.36m x 4.70m)
- Kitchen 14'1" x 10'4" (4.29m x 3.15m)
- Utility/Cloakroom 5'5" x 5'1" (1.65m x 1.55m)

OUTSIDE

Parking

One allocated parking space accessed via electronically operated gates from West Cliff.

Lease and Share of Freehold

The property is being sold with the remainder of a 199 year lease granted in 2002. All leaseholders are shareholders of Saltway Court (Whitstable) Management Company Ltd and own a share of the Freehold (subject to confirmation from the vendors solicitor).

Lease Restrictions

The lease prohibits short term lets.

Service/Maintenance Charge

The annual service charge for 2023/2024 is £3227.94 (subject to confirmation from the vendors solicitor).

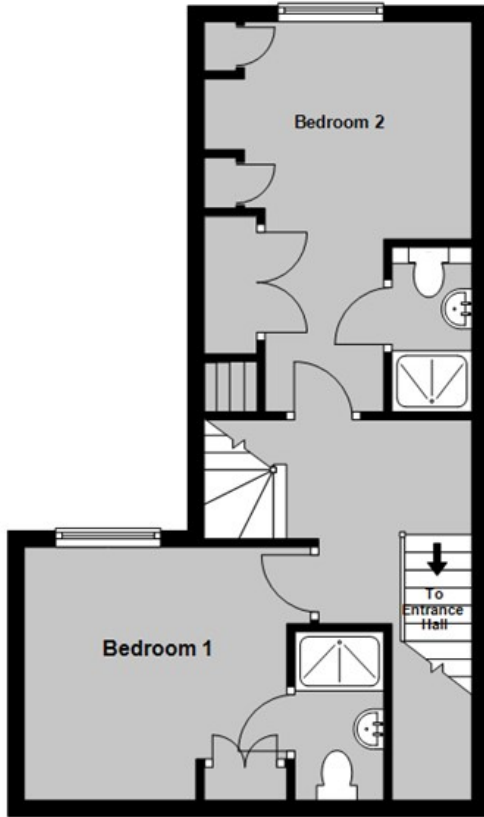
VIDEO TOUR

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

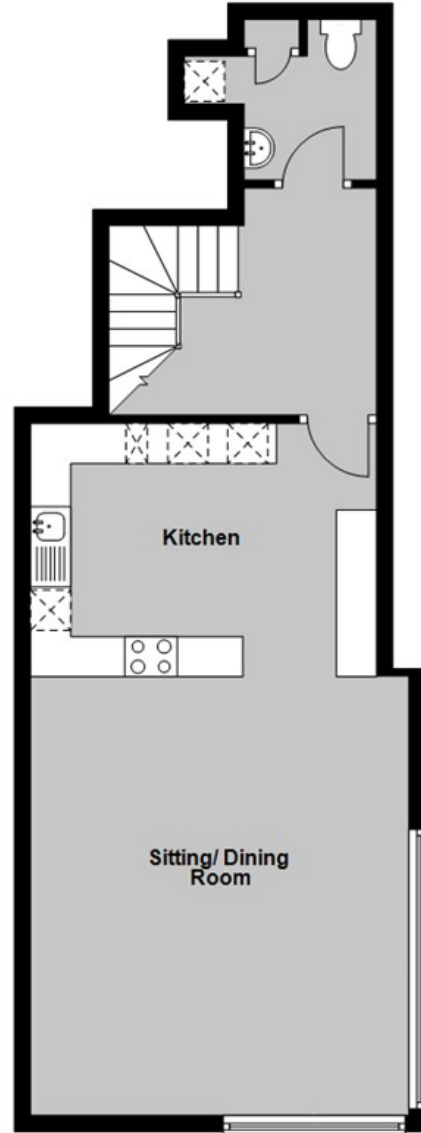




First Floor
Approx. 39.3 sq. metres (422.8 sq. feet)



Second Floor
Approx. 51.9 sq. metres (559.1 sq. feet)



Total area: approx. 91.2 sq. metres (981.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60

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Energy Efficiency Rating		Current	Target
100 kWh/m ² or less	A		
71-100 kWh/m ²	B		
55-70 kWh/m ²	C		
41-54 kWh/m ²	D		
27-40 kWh/m ²	E		
13-26 kWh/m ²	F		
1-12 kWh/m ²	G		
Minimum Energy Efficiency Standard (MEES)		70	80
England & Wales		70	80

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