



CHRISTOPHER HODGSON

Whitstable

1 Neptune Gap Island Wall, Whitstable, Kent, CT5 1EY

Freehold

Situated in an enviable beach front position in one of Whitstable's most desirable locations, this substantial detached house commands panoramic views of the sea. Neptune Gap is situated just off Island Wall, within a short stroll of Whitstable's bustling High Street with boutique shops, eateries, and restaurants for which the town has become renowned.

The generously proportioned accommodation is arranged over three floors, elevating the living spaces to take advantage of the sea views, and extends to 3298 sq ft (306 sq m). The ground floor comprises an entrance porch, reception hall, an exceptional living room which looks out to sea, a bright and spacious kitchen/breakfast room, principal bedroom with en-suite shower room, fourth bedroom/study and a cloakroom. A large sea facing balcony with steps down to the garden provides the perfect vantage point

to enjoy the sun setting over Whitstable bay. To the first floor there are two further double bedrooms, one with a turret with a fantastic outlook across the coast, and a bathroom. The lower ground floor comprises an entrance hall, workshop with utility area, an integral double garage and a cloakroom.

There is considerable scope to remodel the existing accommodation, which once complete would create one of the area's finest homes (subject to all necessary consents and approvals being obtained). Outside, the garden provides a secluded setting in which to relax or entertain and there is a driveway with off street parking for several vehicles. No onward chain.

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 Porch 6'11" x 6'5" (2.11m x 1.96m)
- Reception Hall 12'3" x 8'6" (3.73m x 2.59m)
- Living Room 26'7" x 18'11" (8.10m x 5.77m)
- Kitchen/Breakfast Room 21'6" x 16'7" (6.55m x 5.05m)
- Balcony
- Bedroom 1 20'9" x 16'3" (6.32m x 4.95m)
- En-Suite Shower Room 12'2" x 7'11" (3.71m x 2.42m)
- Bedroom 4 11'3" x 10'4" (3.43m x 3.15m)
- Cloakroom

FIRST FLOOR

- Bedroom 2 16'5" x 13'1" (5.00m x 3.99m)
- Bedroom 3 16'2" x 10'5" (4.93m x 3.18m)
- Bathroom 7'6" x 6'2" (2.29m x 1.88m)

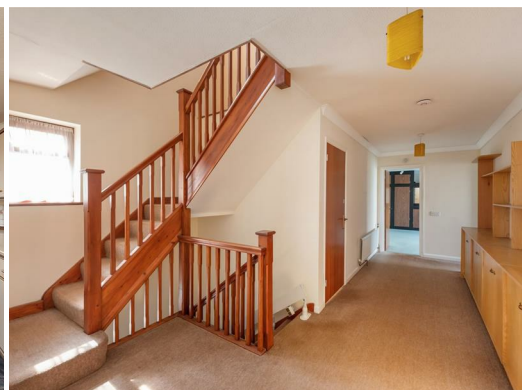
- Loft Room 13'5" x 7'6" (4.09m x 2.29m)

LOWER GROUND FLOOR

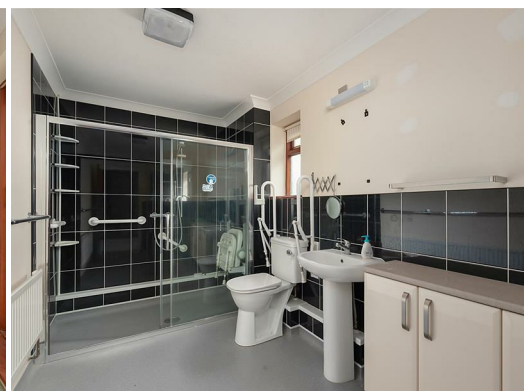
- Entrance Hall 17'6" x 10'6" (5.33m x 3.20m)
- Workshop 17'6" x 16'11" (5.33m x 5.16m)
- Integral Double Garage 18'9" x 16'7" (5.72m x 5.05m)
- Utility Area 9'8" x 4'11" (2.95m x 1.50m)
- Cloakroom 6'7" x 4'8" (2.01m x 1.42m)

OUTSIDE

- Garden









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

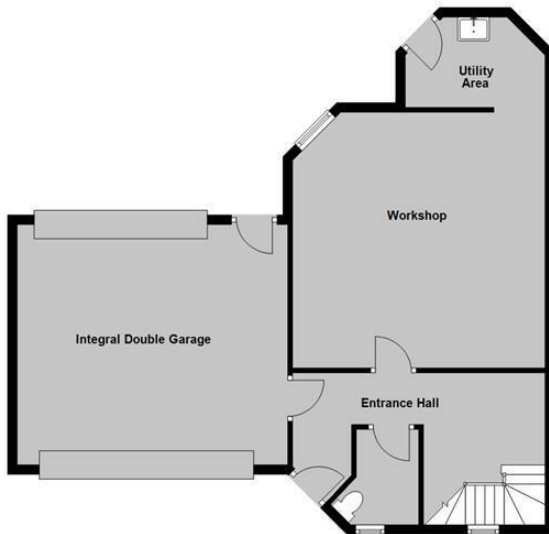
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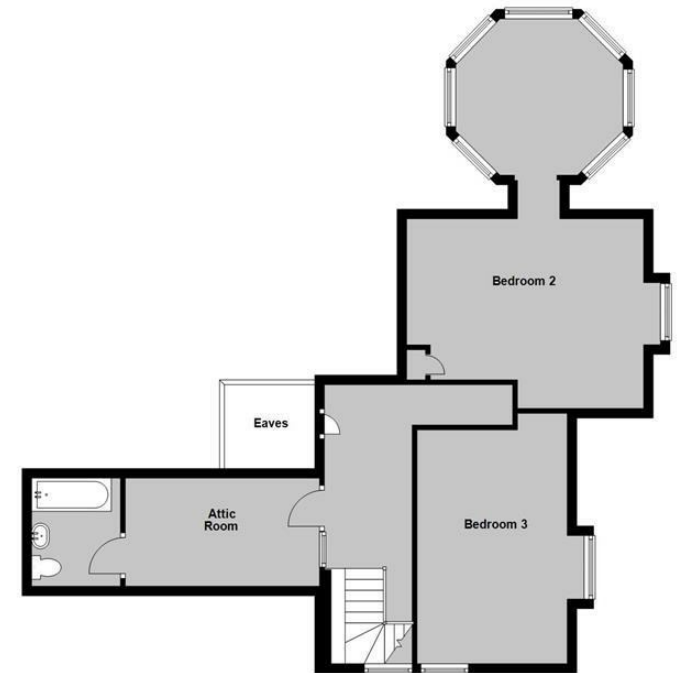
Ground Floor
Approx. 152.7 sq. metres (1643.2 sq. feet)



Lower Ground Floor
Approx. 79.7 sq. metres (857.9 sq. feet)



First Floor
Approx. 74.1 sq. metres (797.2 sq. feet)



Total area: approx. 306.4 sq. metres (3298.4 sq. feet)



Groynes

DW
Marine Terrace

The Old Neptune
(PH)

Neptune
Gap

Sand and Shingle

The
Vines

ISLAND WALL

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