

CHRISTOPHER HODGSON



**Whitstable**

**£499,950** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *1 Sail House Sea Street, Whitstable, Kent, CT5 1AN*

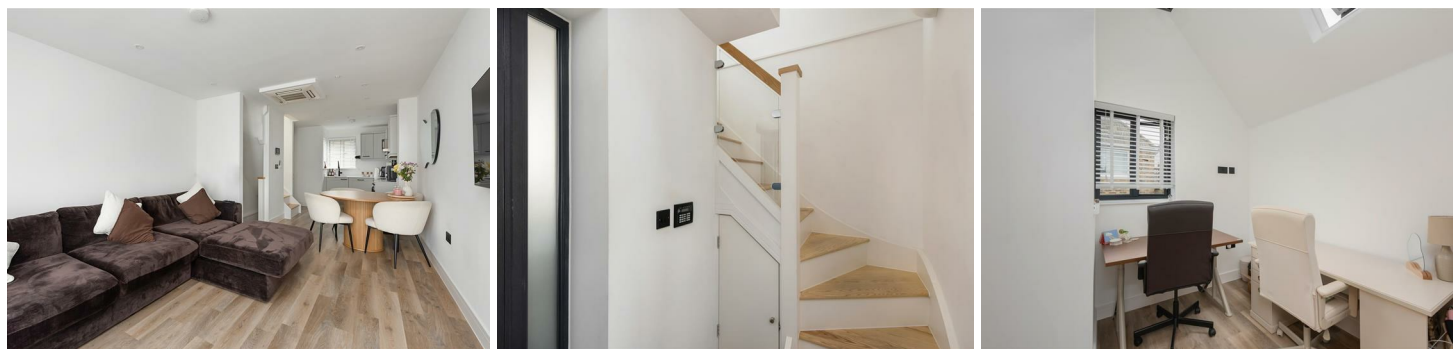
A contemporary town house ideally situated in the heart of central Whitstable, moments from the beach, shops, amenities restaurants and cafés, and accessible to Whitstable station (0.7 miles).

The bright and spacious accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, an open-plan living room incorporating a contemporary kitchen with integrated appliances, two double bedrooms and a bathroom. To the

front of the property there is an undercroft parking space with a charging point for an electric vehicle.

The specification includes a video entry system, air conditioning, triple glazing, an air source heat pump, CCTV, a fire sprinkler system and remotely operated Velux window blinds.

No onward chain. Remainder of 10 year new build warranty which commenced in 2022.



### LOCATION

Sea Street lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Car Port 13'3" x 11'2" (4.04m x 3.40m)

#### FIRST FLOOR

- Living Room 28'6" x 11'2" (8.68m x 3.40m)
- Kitchen/Dining Area 28'6" x 11'2" (8.69m x 3.40m)

#### SECOND FLOOR

- Bedroom 1 12'3" x 11'2" (3.73m x 3.40m)
- Bedroom 2 10'9" x 8'10" (3.28m x 2.69m)
- Bathroom 9'1" x 4'7" (2.76m x 1.40m)

#### OUTSIDE

- Bicycle & Bin Store 8' x 3'2" (2.44m x 0.97m)

#### WARRANTY

Remainder of 10 year new build warranty which commenced in 2022.

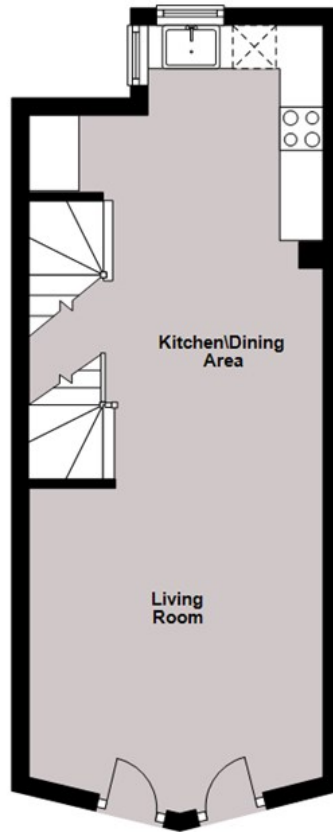




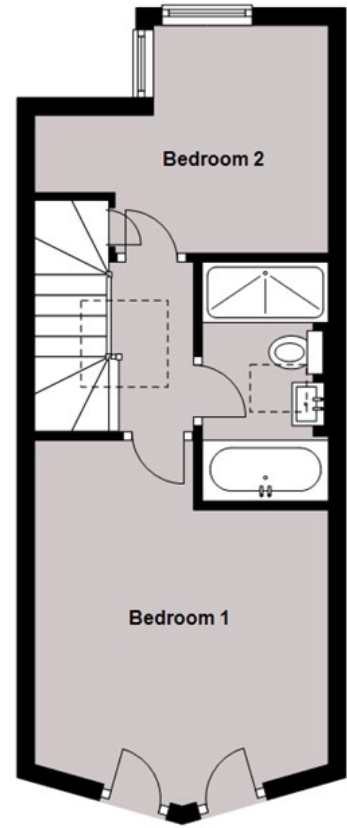
## Outbuilding



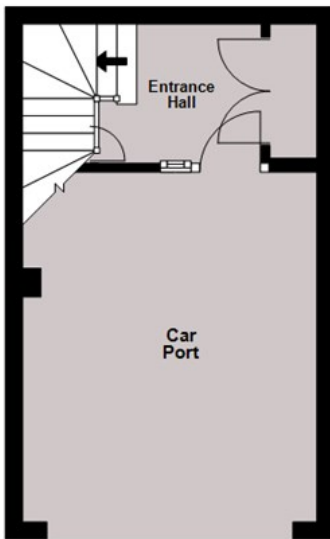
## First Floor



## Second Floor



## Ground Floor



Total area: approx. 61.9 sq. metres (666.1 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69**

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Energy Efficiency Rating	
Current Rating: <b>A</b>	Potential Rating: <b>B+</b>
<p>100% Energy Efficient Green Building Guide</p> <p>100% Green <b>A</b></p> <p>75% Green <b>B</b></p> <p>50% Green <b>C</b></p> <p>25% Green <b>D</b></p> <p>0% Green <b>E</b></p> <p>0% Green <b>F</b></p> <p>0% Green <b>G</b></p>	<p>66</p> <p>84</p>
<p>England &amp; Wales</p> <p>01 December 2020/2021</p>	

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