



CHRISTOPHER HODGSON



# Whitstable

## *Arc House Island Wall, Whitstable, Kent, CT5 1EE*

Freehold

A remarkable contemporary home perfectly situated on Whitstable's prized Island Wall and commanding far reaching views across the golf course. The house is moments from the beach, and a short stroll from the boutique shops and fashionable restaurants of central Whitstable.

Arc House features an abundance of glazing, allowing a high volume of natural light to flood the largely open-plan living spaces. The accommodation extends to 3875 sq ft (360 sq m) and is arranged over three floors to provide an entrance hall, sitting room open-plan to a kitchen/dining room with decked balcony, a gym, snug/TV room,

utility room, five double bedrooms and five en-suite bathrooms. Magnificent views across Whitstable and towards the sea can be enjoyed from the roof terrace.

The landscaped gardens flow effortlessly with the internal accommodation, creating the ideal space in which to entertain. An integral double garage and driveway provide off road parking for a number of vehicles. Remainder of 10 year warranty provided by NHBC.

### 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 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 independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides 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 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 22'11" x 7'10" (7.0m x 2.40m)

- Gym 14'0" x 13'3" (4.28m x 4.06m)
- Snug/TV Room 15'3" x 14'7" (4.67m x 4.45m)
- Bedroom 5 12'9" x 12'3" (3.90m x 3.75m)
- Dressing Room 7'0" x 4'10" (2.15m x 1.48m)
- En-Suite Shower Room 7'0" x 5'7" (2.15m x 1.72m)
- Utility Room 14'11" x 6'4" (4.55m x 1.95m)
- Cloakroom 5'6" x 3'11" (1.70m x 1.20m)

### FIRST FLOOR

- Sitting Room 27'11" x 14'11" (8.52m x 4.56m)
- Kitchen/Dining Room 39'4" x 30'0" (12.0m x 9.15m)
- Balcony

### SECOND FLOOR

- Principal Bedroom 17'0" x 12'3" (5.20m x 3.75m)

- En-Suite Bathroom 13'2" x 9'0" (4.03m x 2.75m)
- Bedroom 2 11'4" x 10'9" (3.46m x 3.3m)
- En-Suite Shower Room 6'0" x 5'0" (1.83m x 1.54m)
- Bedroom 3 15'5" x 10'1" (4.71m x 3.08m)
- En-Suite Shower Room 10'7" x 4'7" (3.23m x 1.41m)
- Bedroom 4 15'5" x 10'1" (4.71m x 3.08m)
- En-Suite Shower Room 10'7" x 4'7" (3.23m x 1.41m)

### OUTSIDE

- Roof Terrace
- Gardens
- Double Garage 19'4" x 19'2" (5.90m x 5.85m )









## SPECIFICATION

### Kitchen:-

- Integrated appliances consisting of;
- Tall fridge
- Tall freezer
- Wine cooler
- 2 x combination microwave ovens
- Dishwasher
- Induction hob with downdraft extractor
- Stainless steel undermounted sink
- 'Quooker' instant hot / filtered cold water tap
- Laminam marble effect worktops
- Island with seating
- Two larder cupboards

### Utility Room:-

- Integrated fridge
- Integrated washing machine
- Integrated tumble dryer

### Bathrooms:-

- Quality fixtures and fittings from Lusso Stone, Crosswater Bathrooms and Kudos Showers
- Wall hung WC's with concealed cisterns
- Wall hung wash basins (double basin to master en-suite)
- Vanity unit to master en-suite
- Enclosed shower cubicles with rainfall showers and hand head adjustable attachments
- Free standing bath to master en-suite
- Ladder rack heated towel rails

- Extractor fans
- Porcelain tiles

### General:-

- Grade A energy efficiency rating
- Velfac aluminium triple glazed windows and external doors
- 'Continental' underfloor heating throughout with smart heating control
- Worcester Bosch gas fired boiler with high performance cylinder and pressurised system
- Contemporary wood burning stove to dining room (HETAS certified)
- Feature gas stove to sitting room (HETAS certified)
- Photovoltaic solar panels
- Sensor lighting throughout
- Water softener
- Remote control feature rooflight leading to roof terrace
- Remote control solar powered Velux windows
- Engineered oak flooring
- Either luxury carpets or engineered timber flooring to bedrooms
- Fitted wardrobes to all bedrooms
- Lighting system to first floor living spaces and external lighting is both switch and voice controlled
- Built-in audio speakers to kitchen / living rooms, voice controlled by Amazon Alexa
- Electric blinds throughout which can be operated by remote / mobile device / Amazon Alexa
- Blackout blinds to snug/tv room for use as cinema room
- Data cabling throughout
- 3 phase power supply

### Security:-

- Alarm system
- Full CCTV camera installation with 24 hour recording
- External metal roller security shutter to bedroom 5 (ground floor)
- Remotely operated entrance gates to development, with intercom

### External:-

- Split-faced stone blockwork by 'Forticrete'
- Charred timber cladding by 'Kebony'
- Spanish slate roof tiles
- Resin bound driveway
- Composite decking to external balconies and garden
- Composite decking area to roof terrace
- Sedum living green roof area to roof terrace
- Landscaped gardens, designed by 'Studio 31'
- External lighting and power sockets
- External water taps x 2
- Remotely operated garage door

### Warranty

- Remainder of 10 year warranty provided by NHBC























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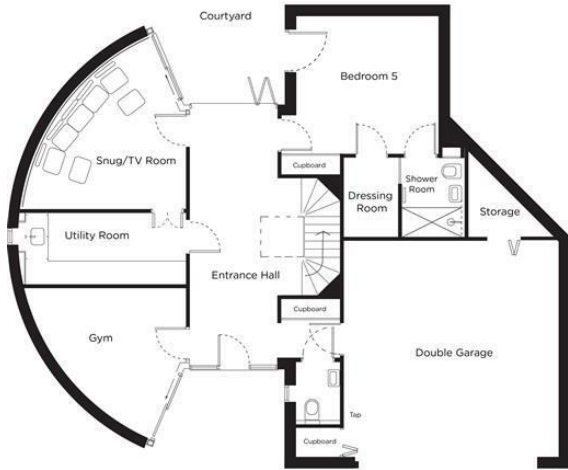
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### ENERGY PERFORMANCE CERTIFICATE

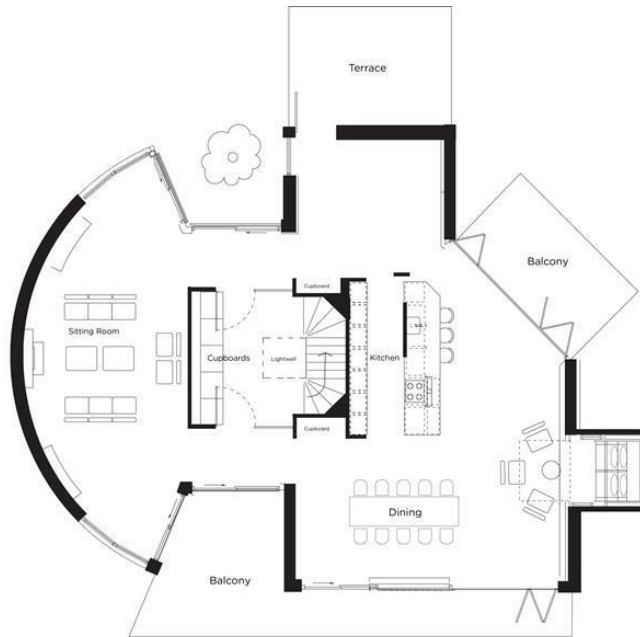
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>92</b>	<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England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

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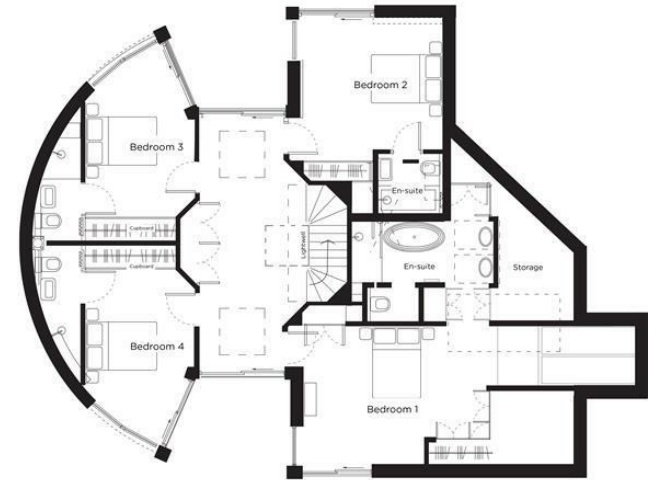




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**







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