



CHRISTOPHER HODGSON

# Whitstable

## 58 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BD

Freehold

A striking contemporary home enjoying a prominent position on Tankerton's much sought after Marine Parade, from where it commands far reaching, uninterrupted views of the sea and beyond. The interior has been designed and styled with flair and imagination, and finished to an exceptional standard throughout with every detail exuding quality. In addition, home automation technology has been embraced and the house features a Lutron lighting system and remotely operated blinds and curtains, amongst other features.

This exceptional home extends to 4130 sq ft (383 sq m), with accommodation arranged over three floors. The ground floor comprises a large central entrance hall, a contemporary kitchen with Gaggenau appliances open-plan to a living/dining area with full-width sliding doors opening to the garden, a study, gym, cloakroom, a utility room and a cinema room with 4K HD projector, 100" screen and Dolby Atmos 3D sound system.

To the first floor, there is a sea facing sitting room with Juliet balcony (which could provide a fifth bedroom if required), three double bedrooms and a shower room. The second bedroom has a sea facing balcony and an en-suite shower room. The principal bedroom suite occupies the second floor and features a fitted dressing room, bathroom with vaulted ceiling, walk-in shower and freestanding bath, as well as a private balcony to enjoy the best of the sea views.

The South facing garden has been smartly landscaped and designed for ease of maintenance and incorporates a sun terrace, planted borders, and comprehensive outdoor lighting. The pool house is fitted with underfloor heating beneath porcelain tiled flooring, a Swim Spa and a cloakroom. A double garage and block-paved driveway to the rear of the house provide secure parking for a number of vehicles behind electric gates, accessed via Tankerton Road. No onward chain.

**Location**  
Marine Parade is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational amenities.

Whitstable mainline railway stations offer 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 Hall 27'7" x 11'8" (8.42m x 3.56m)
- Kitchen/Dining/Living Room 34'3" x 13'7" (10.45m x 4.16m)
- Utility Room 10'5" x 6'5" (3.18m x 1.98m )
- Study 9'9" x 8'1" (2.97m x 2.46m)
- Cinema Room 14'0" x 13'8" (4.27m x 4.19m)
- Gym 13'8" x 9'8" (4.19m x 2.96m)
- Cloakroom 8'0" x 4'8" (2.46m x 1.43m)
- Plant Room 19'0" x 6'1" (5.80m x 1.86m)

### FIRST FLOOR

- Bedroom 2 14'2" x 11'4" (4.34m x 3.46m)
- En-Suite Shower Room
- Balcony 20'0" x 3'1" (6.12m x 0.96m)
- Bedroom 3 13'7" x 11'5" (4.16m x 3.50m)
- Bedroom 4 12'7" x 8'5" (3.84m x 2.59m)
- Shower Room 11'5" x 5'0" (3.50m x 1.53m)
- Sitting Room 15'9" x 13'11" (4.79m x 4.23m)

### SECOND FLOOR

- Bedroom 1 17'3" x 13'1" (5.27m x 4.00m)
- En-Suite Bathroom 14'7" x 9'10" (4.47m x 3.00m)
- Dressing Room 11'2" x 9'5" (3.41m x 2.88m)





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- Balcony 10'2" x 8'2" (3.10m x 2.50m)

#### OUTSIDE

- Pool House
- Cloakroom
- Rear Garden 89' x 46' (27.13m x 14.02m)
- Double Garage 22'1" x 21'3" (6.75m x 6.50m)

#### Video Tour

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













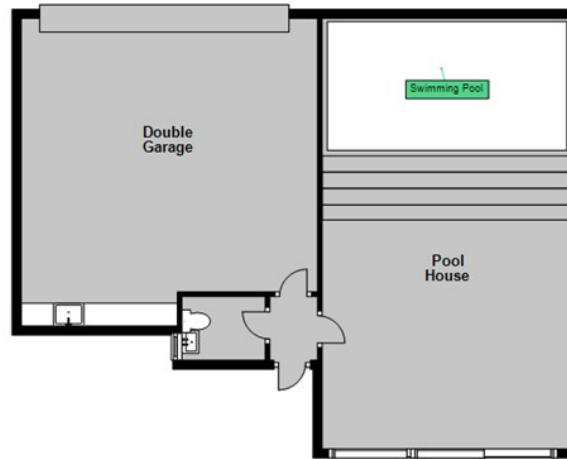
**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**  
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ENERGY PERFORMANCE CERTIFICATE

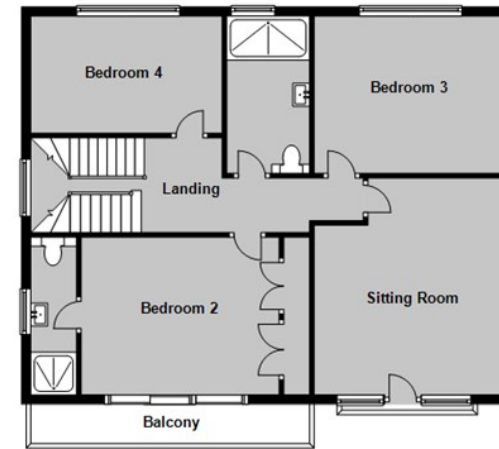
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (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<br>2002/91/EC |           |

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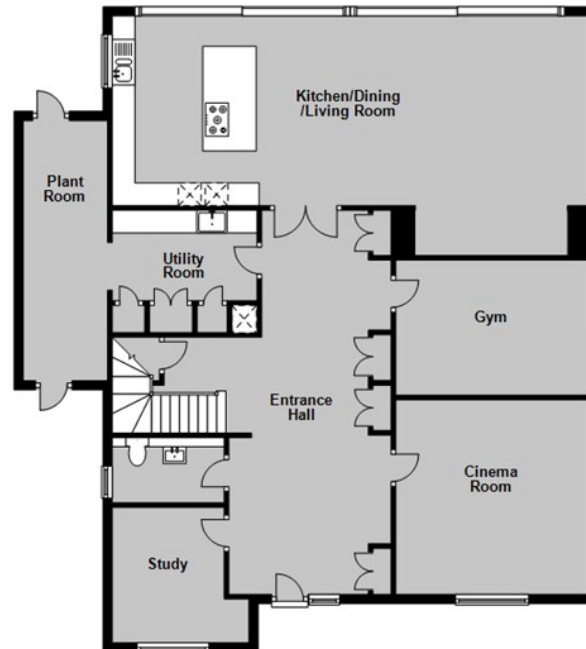
**Pool House & Garage**  
Approx. 98.3 sq. metres (1058.3 sq. feet)



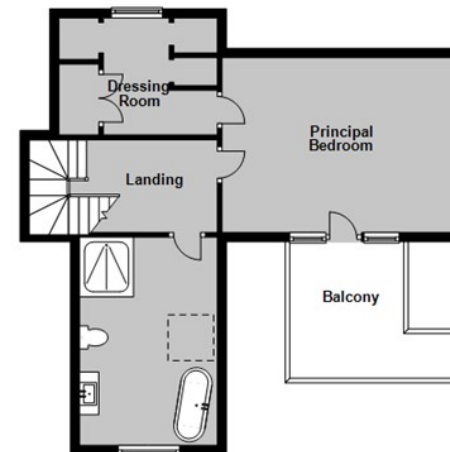
**First Floor**  
Approx. 85.9 sq. metres (925.0 sq. feet)



**Ground Floor**  
Approx. 146.6 sq. metres (1578.0 sq. feet)



**Second Floor**  
Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 383.7 sq. metres (4130.3 sq. feet)





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