



CHRISTOPHER HODGSON

Whitstable

4 Marine Terrace, Whitstable, Kent, CT5 1EJ

Freehold

Situated in an enviable beach front position in one of Whitstable's most desirable locations, this charming period cottage commands panoramic views of the sea. Marine Terrace 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 beautifully presented accommodation is arranged over three floors to provide an entrance porch, a large open-plan sitting/dining room and a kitchen/breakfast room

to the ground floor. To the first floor there are two double bedrooms, a bathroom and a cloakroom, and to the second floor there is a bedroom / study benefiting from far reaching sea views.

The delightful South facing rear garden offers seclusion and tranquillity away from the hustle and bustle of central Whitstable. There is pedestrian access to the rear, via an alleyway from Marine Gap. No onward chain.

LOCATION		
Marine Terrace is considered to be one of the most desirable residential locations in Whitstable. Set in the heart of the conservation area and accessed from Island Wall via Marine Gap, the terrace comprises a row of similar attractive properties fronting directly onto the sea wall and beach beyond. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermens' cottages. A stroll along the front or Island Wall will take you into the High Street with its diverse range of shops, Post Office and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 87mins. 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		
• Sitting/Dining Room 27'5" x 11'5" (8.35m x 3.49m)		
• Hall		
• Kitchen 15'3" x 7'1" (4.66m x 2.17m)		
• Breakfast Room 9'3" x 7'1" (2.82m x 2.16m)		
FIRST FLOOR		
• Bedroom 1 14'2" x 11'5" (4.32m x 3.49m)		
• Bedroom 2 10'2" x 8'6" (3.10m x 2.60m)		
• Bathroom		
• Cloakroom		
SECOND FLOOR		
• Bedroom 3 / Study 16'8" x 11'5" (5.09m x 3.49m)		
OUTSIDE		
• Garden 30' x 11'5" (9.14m x 3.48m)		



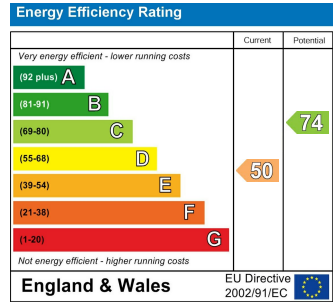






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ENERGY PERFORMANCE CERTIFICATE

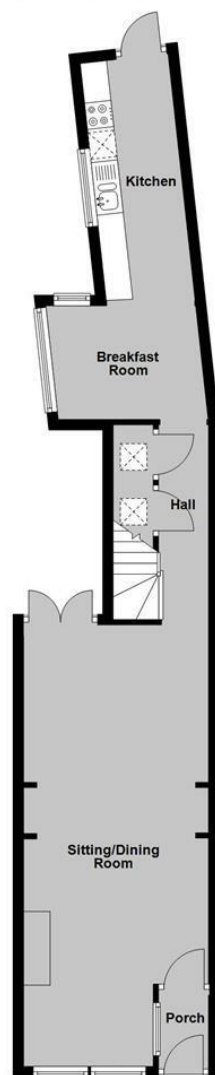


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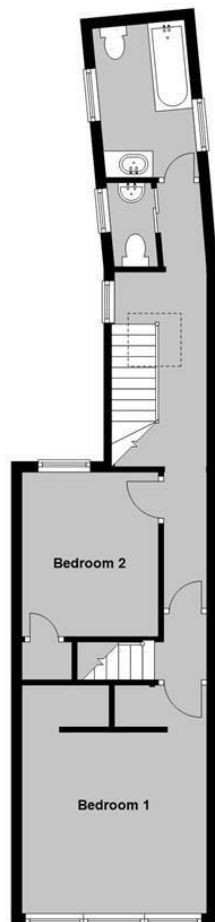
Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



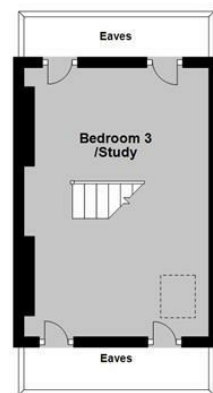
First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.2 sq. feet)



Total area: approx. 112.4 sq. metres (1210.1 sq. feet)



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