

CHRISTOPHER HODGSON



Whitstable

£795,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

25 Sea Street, Whitstable, Kent, CT5 1AN

An exceptional modern town house forming part of a landmark development in the heart of central Whitstable, overlooking the beach and commanding panoramic sea views across Whitstable Bay. Whitstable is a thriving seaside town, famous for its wonderful fresh seafood and annual Oyster Festival. There is a flourishing arts scene and a genuine community spirit, which attracts visitors all year round.

The luxuriously appointed accommodation is arranged over three floors and enjoys breathtaking sea views

across the bay and towards the Isle of Sheppey beyond. This impressive property benefits from a sitting room with sea facing balcony, a smartly fitted kitchen & dining room, utility room, two bedrooms, each with an en-suite shower room, and a bathroom. Outside, there is private courtyard garden with pedestrian access to Reeves Beach via Brices Alley. To the front of the property there is a covered parking space, with a charging point for an electric vehicle. No onward chain.



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

- Utility Room 13'10" x 9'8" (4.24m x 2.97m)
- Bathroom 7'11" x 6'10" (2.43m x 2.09m)

FIRST FLOOR

- Kitchen & Dining Room 12'8" x 11'10" (3.88m x 3.61m)
- Sitting Room 13'3" x 11'10" (4.04m x 3.61m)
- Balcony 12'2" x 2'11" (3.72m x 0.90m)

SECOND FLOOR

- Bedroom 1 13'2" x 11'10" (4.03m x 3.61m)
- En-Suite Shower Room 10'4" x 3'2" (3.16m x 0.98m)
- Bedroom 2 12'7" x 11'10" (3.85m x 3.61m)
- En-Suite Shower Room 10'4" x 3'2" (3.16m x 0.98m)

OUTSIDE

- Courtyard Garden 15'7" x 12'2" (4.75m x 3.73m)
- Undercroft Parking Area 16'7" x 11'9" (5.06m x 3.60m)

Specification

Kitchen by Neptune consisting of:
Painted Cabinetry from the Suffolk Range
Ironmongery in a bronze finish
Stainless steel undermounted sink
Perrin & Rowe 3-in-1 instant hot water tap
Buckland LED lit floating shelving
Silestone Lagoon Suede Worksurfaces
Integrated NEFF appliances consisting of
Induction hob
oven
Compact oven with microwave function
Extractor Hood
Fridge/freezer combined
Dishwasher

Bathrooms:

Wall mounted WCs by Duravit / CP Hart
Wash basins by Duravit / Fired Earth / CP Hart



Taps by Crosswater
Baths by Bette/Clearwater
Shower sets by Matki
Flush Plates by Geberit
Heated towel rails by Chube

Utility Room by Thoroughly Wood:
Housing for free standing washing machine
and tumble dryer
Large full height cupboard
Belfast sink
Washstand

Flooring:
Engineered Oak
Limestone tiles
Porcelain tiles

Heating:
Gas fired boiler with high performance
cylinder and pressurised system
Zonally controlled underfloor heating
throughout

General:

Feature staircase with open tread solid oak
risers and glass balustrade
LED lighting throughout
External lighting
Cat 6 cabling
Media wall provision
Connection for satellite TV
Electric car charge port
Sprinkler system
Alarm
Porcelain wall tiles
Decorative tiles by Fired Earth

Construction:
Piled foundations
Solid masonry construction throughout with
concrete floors
Timber cut and pitched roof
Slate and zinc roof coverings
Marine grade powder coated aluminum
windows (double glazed)
Timber external doors

Security:
Video entry system

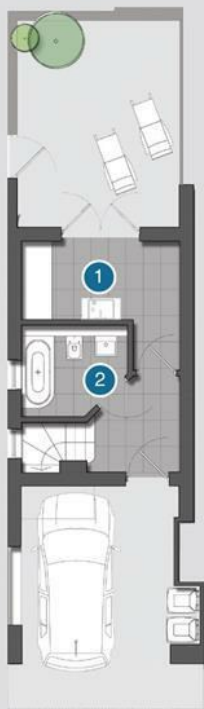
External:
Balcony with frameless glass balustrades
Paved Garden

Warranty:
Remainder of new build warranty provided
by ICW

Service Charge
The annual service charge for 2024/2025 is
£150.00 (subject to confirmation from the
vendors solicitor).

Unit 1 . 25 Sea Street

Total floor area:
94.85m² (1020.96 ft²)



GROUND FLOOR
Area 19.45m² (209.36 ft²)



FIRST FLOOR
Area 37.7m² (405.80 ft²)



SECOND FLOOR
Area 37.7m² (405.80 ft²)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Very energy efficient - lower running costs	94
A	94
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England & Wales	
EPC Display	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

