



CHRISTOPHER HODGSON

Whitstable

149B Island Wall, Whitstable, Kent, CT5 1EE

Freehold

Within two hundred feet of Whitstable Beach, this three storey town house forms part of a highly sought after terrace of classic mid-century modern design by local architect W.Michael Bishop in 1959, and built in 1960. The house enjoys an enviable position on Whitstable's prized Island Wall, a pleasant stroll from the bustling High Street with its diverse range of shops, bars and restaurants, and Whitstable mainline railway station is less than 1 mile distant.

The house has been sympathetically improved in keeping with the original design, and retains many original features including exterior tiling beside the entrance door, polka dot glass to the entrance door and hall, parquet flooring, terrazzo window sills, and built-in wardrobes. The layout has been remodelled to create a spectacular kitchen/dining room to the lower ground floor, with utility room, cloakroom, and bi-folding doors opening to the garden. Of particular note, the living room features iconic

Dieter Rams shelving, serving as a striking design element.

The bright, spacious and beautifully presented accommodation is arranged on the upper ground floor to provide an entrance hall, a large dual aspect living room opening to a balcony overlooking the rear garden and the golf course, and a study area. The first floor benefits from views towards the sea to the front and of the golf course to the rear, and comprises two double bedrooms, a third bedroom/study, and a stylish shower room.

The delightful South Easterly facing rear garden extends to 56ft (17m) and incorporates a natural stone terrace and a garden studio which is an ideal space for working from home. A driveway to the front of the house provides off street parking for two vehicles. No onward chain.

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, either along Island Wall or across the golf course, 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 busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides 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:

UPPER GROUND FLOOR

- Entrance Hall
- Living Room 25'1" x 11'7" (7.65m x 3.53m)
- Balcony 9'5" x 9'4" (2.87m x 2.84m)
- Study Area 13'9" x 9'2" (4.19m x 2.79m)

FIRST FLOOR

- Bedroom 1 12'3" x 11'1" (3.73m x 3.38m)
- Bedroom 2 9'7" x 9'5" (2.92m x 2.87m)
- Bedroom 3 / Study 9'0" x 6'11" (2.75m x 2.12m)
- Shower Room

LOWER GROUND FLOOR

- Kitchen / Dining Room 24'10" x 17'10" (7.57m x 5.43m)
- Utility Room 10'2" x 5'3" (3.09m x 1.61m)
- Cloakroom

OUTSIDE

- Garden 56'2" x 19'6" (17.12m x 5.94m)
- Garden Studio 8'9" x 8'8" (2.67m x 2.64m)







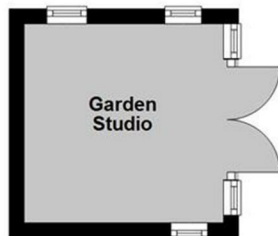


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

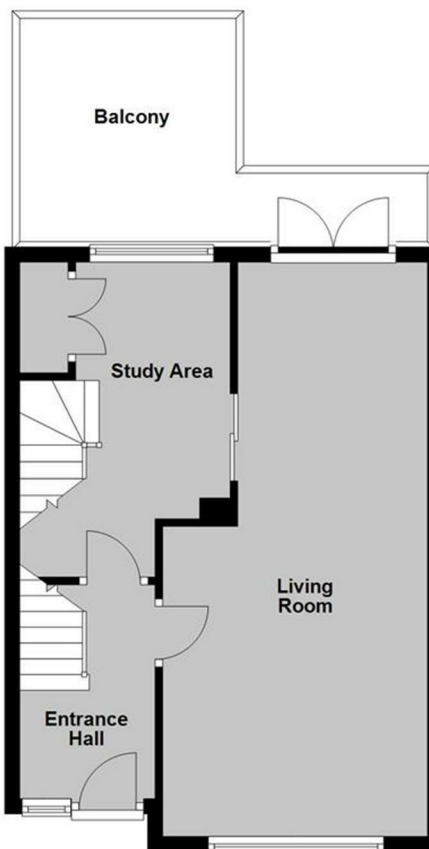
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Garden Studio

Upper Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Balcony

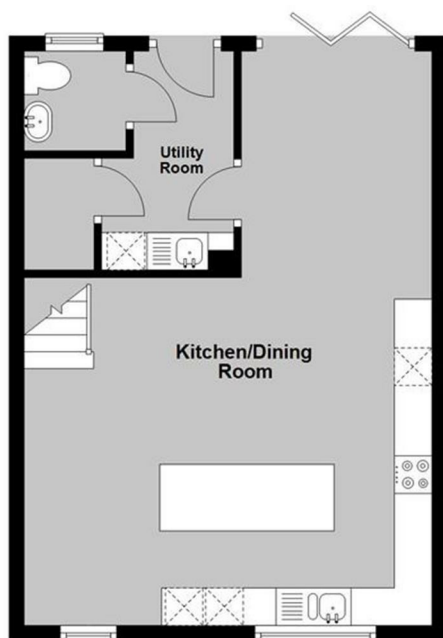
Study Area

Living Room

Entrance Hall

Lower Ground Floor

Main area: approx. 41.4 sq. metres (445.1 sq. feet)
Plus outbuildings, approx. 7.0 sq. metres (75.6 sq. feet)

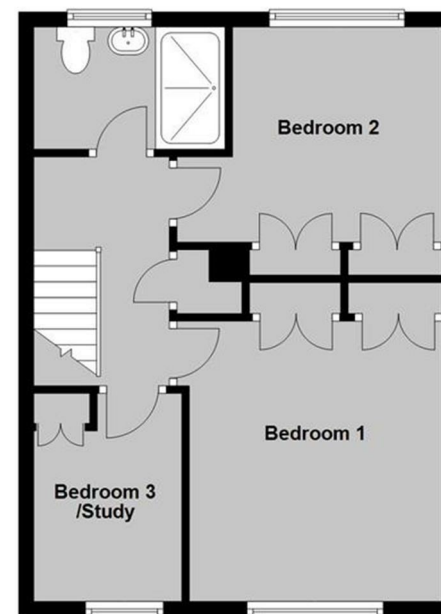


Utility Room

Kitchen/Dining Room

First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Bedroom 2

Bedroom 1

Bedroom 3 /Study

Main area: Approx. 123.6 sq. metres (1330.2 sq. feet)
Plus outbuildings, approx. 7.0 sq. metres (75.8 sq. feet)



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