



CHRISTOPHER HODGSON

Seasalter, Whitstable

Granville House Allan Road, Seasalter, Whitstable, Kent, CT5 4AH

Freehold

A substantial coastal home, enviably positioned on the desirable Granville Cliff private estate, moments from Seasalter Beach and with magnificent views of the sea from the upper floors. A pleasant stroll along the coastline will take you to Whitstable town centre which boasts an array of boutique shops, highly regarded restaurants and cafés, and Whitstable mainline station (2 miles).

Granville House is believed to date to circa 1905 and is presented in smart contemporary style throughout. The spacious accommodation is arranged over three floors to comprise an entrance hall, sitting room open plan to a dining room, a large kitchen/breakfast room with utility room, and a ground floor shower room. The first and second floors are arranged to provide four bedrooms and a study, with two

en-suite bathrooms and a family bathroom. The study leads onto a generous roof terrace from where extensive views of the sea can be enjoyed, not to mention the breathtaking sunsets over the bay.

Outside, the mature gardens enjoy a Westerly aspect, and a shingled driveway provides off-street parking.

No onward chain.

LOCATION Allan Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).	ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are: GROUND FLOOR • Entrance Hall • Sitting Room 15'7" x 12'9" (4.75m x 3.89m) • Dining Room 13'2" x 10'8" (4.02m x 3.24m) • Kitchen/ Breakfast Room 17'6" x 16'2" (5.33m x 4.92m) • Utility Room 6'0" x 5'7" (1.83m x 1.70m) • Shower Room 8'9" x 6'1" (2.67m x 1.85m) FIRST FLOOR • Bedroom 1 16'4" x 12'2" (4.98m x 3.71m) • En-Suite Bathroom 8'3" x 8'2" (2.51m x 2.49m)	• Bedroom 2 12'9" x 10'6" (3.88m x 3.20m) • En-Suite Bathroom 9'4" x 5'4" (2.84m x 1.63m) • Bedroom 3 12'9" x 6'0" (3.88m x 1.84m) • Bathroom 6'7" x 4'8" (2.01m x 1.42m) SECOND FLOOR • Bedroom 4 11'6" x 7'10" (3.50m x 2.38m) • Bedroom 5 12'0" x 7'10" (3.65m x 2.38m) • Roof Terrace 22'6" x 12'3" (6.86m x 3.73m) OUTSIDE • Rear Garden SOLAR ENERGY The property benefits from Photovoltaic solar panels which contribute to the electricity supply.
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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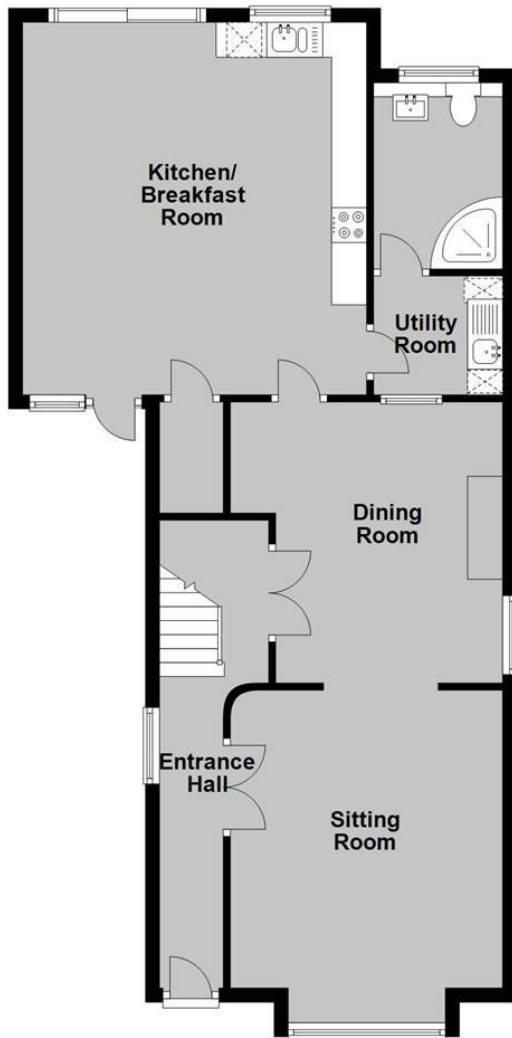
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85
EU Directive 2002/91/EC		
England & Wales		

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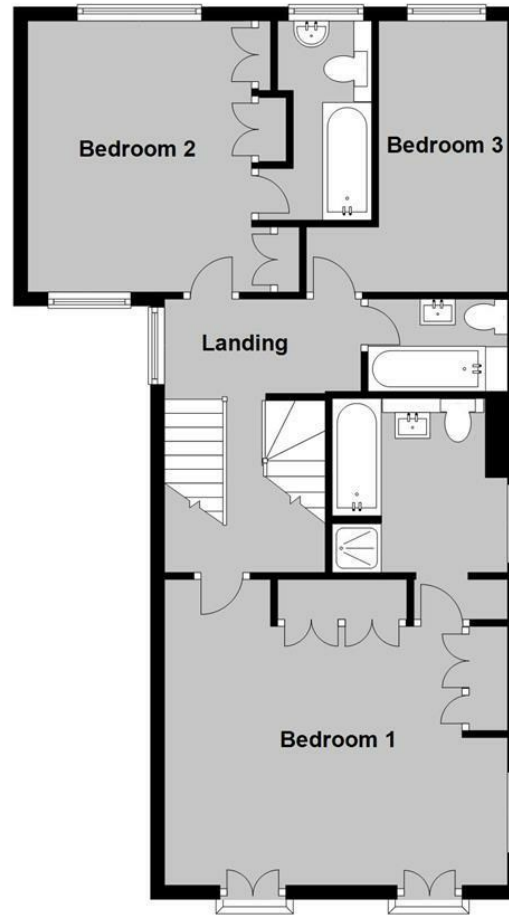
Ground Floor

Approx. 77.6 sq. metres (834.8 sq. feet)



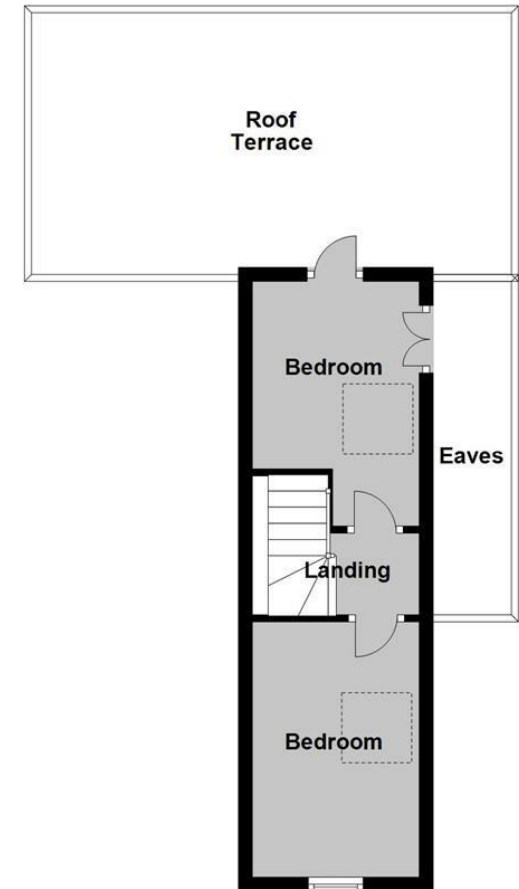
First Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 166.1 sq. metres (1787.4 sq. feet)



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