



CHRISTOPHER HODGSON

# Seasalter, Whitstable

## 10 Admiralty Walk, Seasalter, Whitstable, Kent, CT5 4ET

Freehold

10 Admiralty Walk is an exceptional beachfront home on Seasalter Beach, Whitstable. Designed by Invent Architecture, the property underwent a full refurbishment in 2021, followed by a 2023 extension, adding an outbuilding ideal as a gym, office, studio, or fifth bedroom.

Spanning three floors, this four-bedroom home is equipped with cutting-edge technology, including Lutron Smart Lighting, Louvolite electric blinds, zonally controlled underfloor heating and CCTV. A monitored Smart Alarm system secures the home, studio, and garage.

Set behind a striking Lavarock feature wall, a resin driveway accommodates two large vehicles beside the detached double garage. A secure aluminium gate with video intercom leads to a private sun terrace with a bespoke pergola-covered seating area. A second staircase leads to the main entrance.

Inside, the spacious entrance hall offers ample storage. The open-plan kitchen/dining/reception room boasts full-width marine-grade aluminium doors

framing uninterrupted beach views. The living area centres around a Gazco fire, and the sleek Schuller kitchen features a quartz island, integrated Neff appliances, and a hidden utility room. A ground-floor cloakroom completes this level.

An American oak staircase leads to the first floor, where a wraparound balcony enhances indoor-outdoor living. A sitting room with dual-aspect sliding doors overlooks the beach, while two bedrooms enjoy balcony or sun deck access. The luxurious family bathroom is by Smallbone Interiors.

The top floor features two further bedrooms, including a stunning principal suite with panoramic sea views, a private balcony, a snug area, a walk-through wardrobe, and an elegant en-suite shower room. The second bedroom also has an en-suite shower room and built-in wardrobes.

Landscaped by Fuchsia Green, the rear garden includes a pet-friendly Astro-turf lawn, integrated lighting, a sunset deck, and direct beach access. The property also offers offshore boat mooring and storage.

LOCATION	GROUND FLOOR	
Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by an enjoyable walk along the beach. 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 watersport's facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80mins with the high speed Javelin service providing 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.	• Entrance Hall	• Bedroom 1 13'11" x 9'3" (4.26m x 2.83m)
	• Kitchen 13'1" x 11'10" (4m x 3.61m)	• Snug 11'6" x 10'9" (3.51m x 3.30m)
	• Lounge/Dining Room 24'3" x 15'8" (7.40m x 4.80m)	• Balcony
	• Utility 8'7" x 6'6" (2.64m x 1.99m)	• Walk-in Wardrobe 10'4" x 7'5" (3.15m x 2.27m)
	• Cloakroom	• En-Suite Shower Room
ACCOMMODATION	FIRST FLOOR	• Bedroom 2 13'10" x 8'11" (4.23m x 2.73m)
	• Sitting Room 13'1" x 12'5" (4m x 3.79m)	• En-Suite Shower Room
	• Terrace/Sun Deck	OUTSIDE
	• Bedroom 3 11'6" x 10'9" (3.51m x 3.30m)	• Garden 57'3" x 38'5" (17.45m x 11.71m)
	• Bedroom 4 14'5" x 10'0" (4.41m x 3.06m)	• Garden Studio 19'8" x 19'8" (6m x 6m)
The accommodation and approximate measurements (taken at maximum points) are:	• En-Suite Shower Room 7'8" x 4'9" (2.34m x 1.45m)	• Double Garage 16'4" x 16'4" (5m x 5m)
	• Bathroom 11'7" x 8'10" (3.54m x 2.70m)	
	FIRST FLOOR	

































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ENERGY PERFORMANCE CERTIFICATE

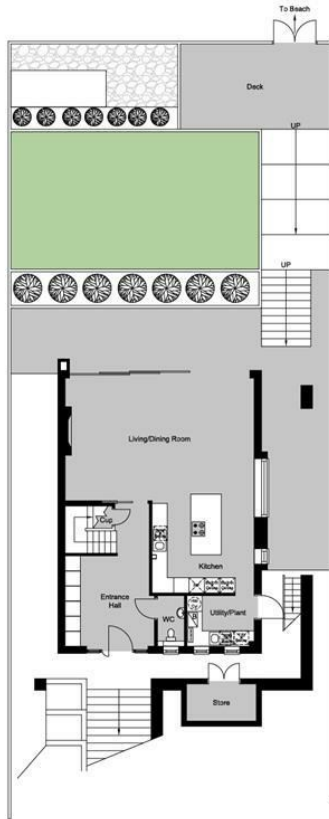
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### Ground Floor

Main area: approx. 82.0 sq. metres (882.2 sq. feet)



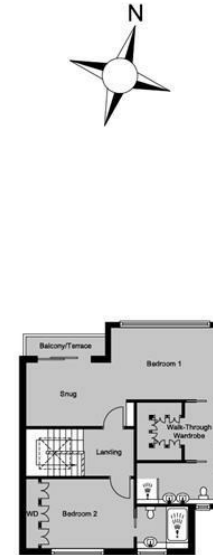
### First Floor

Main area: approx. 103.4 sq. metres (1113.0 sq. feet)  
Plus garages, approx. 25.0 sq. metres (269.1 sq. feet)



### Second Floor

Main area: approx. 58.3 sq. metres (627.2 sq. feet)



Main area: Approx. 268.6 sq. metres (2891.0 sq. feet)  
Including Garage





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