



Cliff Dene House
Marine Parade | Whitstable | Kent | CT5 2BQ

FINE & COUNTRY

CLIFF DENE HOUSE



Step inside

Cliff Dene House

Originally designed by the renowned Edwardian architect Sir Basil Champneys, this superb marine residence is one of the largest properties in Whitstable and stands out as a landmark in a Conservation Area along the elegant Marine Parade, with uninterrupted and panoramic sea views stretching as far as Southend. It has been in the hands of the current owners for the past 10 years and during that time they have seriously enhanced the property by upgrading it throughout, including replacing all 35 windows with painted, wood-framed double glazed units. Indeed, no detail has been overlooked and no expense spared in creating the ultimate in opulence and luxury.

Spread over four floors and an undercroft basement storage area the house has impressive external appeal with its amazing height, varied roof lines, multi-pane windows and very attractive balconies and, once through the bespoke black front door, the internal appearance will take your breath away. The entrance vestibule includes traditional black and white Amtico flooring that flows through an archway to the awe-inspiring reception hall with the original wide central staircase to the upper floors, an arch to the main reception rooms, views of the first and second floor galleried landings and the fantastic central Italian light that hangs down from the top floor.

The black and white flooring continues into the wonderful dual aspect kitchen/breakfast room that offers delightful sea views. The bespoke kitchen was designed by Roma Interiors and includes a dual control Aga as well as pale cream Shaker style units with black granite worktops housing a Neff induction hob, slide and hide oven and warming drawer, a Liebherr double fridge and separate double freezer with an ice maker, a Miele dishwasher, a double bowl sink and Franke tap and a large central island with a built in fridge and wine cooler. There is a convenient door to the dining room and plenty of space for a table and chairs where you can sit and admire the view while enjoying your breakfast.

Guests will be delighted to partake of a meal in the attractive formal dining room with its coved ceiling, wall of beautiful glass cabinets, a frameless fire and engineered oak flooring that continues throughout much of the property including into the very attractive study with fitted cupboards and shelving. There is also a large and very light and bright dual aspect south facing garden room with dramatic wall covering, two sets of French doors and full height windows to the upper terrace as well as two large atrium style skylights with automatic blinds, half height wall panelling with ornate dado rails and a wide built in glass topped cabinet. There is also a fitted utility room with Miele laundry facilities, the plant room with controls for all the technical systems and a walk-in wet/room shower that has an external door as well as the exotic and luxurious black and gold downstairs cloakroom that everyone will definitely want to visit. It includes a vanity unit in Black Fusion granite, gold shell style tiling, a full width back mirror, glossy black sanitaryware and accessories designed by Samuel Heath.

There is a large galleried landing on the first floor and, in order to take full advantage of the panoramic vista, it opens to the impressive sitting room. Not only is this room triple aspect but also has a balcony that wraps around the outside of half the room and is accessed through two sets of French doors with full height side windows. This lovely room also has sculptured coving and a charming fireplace with an excellent flame effect coal gas fire. Friends and family will never want to leave when they are introduced to the beautiful dual aspect second bedroom that includes French doors to a separate balcony providing long range views, an enclosed television cupboard and a wall of wardrobes with concealed doors to the stunning en suite bathroom. This has a Fired Earth stand-alone bath, two vanity basins with storage cupboards and marble tops and a walk in shower. All sanitaryware and accessories from Villeroy and Boch, Grohe and Samuel Heath. Also on this floor is a lovely large office or additional bedroom with a charming bay window looking out to sea.

The main suite takes over the entire second floor and is exceptional. A door from the U-shaped galleried landing opens into the vast dressing room with fitted cupboards on both sides and access to the gorgeous triple aspect bedroom with a modern fireplace, automatic window blinds, French doors to a balcony where you can sit and admire the view or, if the weather is inclement, you can just lie in bed with your morning coffee but still be able to watch the ships passing by. On the opposite side of the dressing room is the luxurious bathroom with furniture, sanitaryware and accessories provided by Bette, Grohe and Porter that includes an oval bath with a Blue Azzurite granite bath surround, twin vanity basins with mirrored wall cupboards above, a wet room and French doors to another balcony. While an archway and stairs from the landing lead up to two further double bedrooms on the top floor with en suite walk-in showers and creates an ideal 'hideaway' for kids, an independent space for a teenager or perhaps staff quarters.



















FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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Travel Information

By Road

Whitstable station	1.0 miles
Canterbury West Station	7.3 miles
Dover Docks	26.4 miles
Channel Tunnel	24.7 miles
Gatwick Airport	67.2 miles
Charing Cross	62.6 miles

By Train from Whitstable

High-Speed St. Pancras	1hr 15 mins
Canterbury	31 mins
London Charing Cross	1 hr 40 mins
London Victoria	1hr 41 mins
Ashford	1hr 32 mins
Canterbury West to St Pancras	54 mins

Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

Education

Primary Schools:

Kings Junior	01227 714000
St Edmunds Junior	01227 475000
Kent College Junior	01227 762436
Blean Primary	01227 471254
St Mary's Catholic Primary	01227 272692

Secondary Schools:

Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
Barton Court Grammar	01227 464600
Kings School	01227 595501
St Edmunds	01227 475000
Kent College	01227 763231

Leisure Clubs & Facilities

Whitstable and Seasalter Golf Club	01227 272020
Whitstable Yacht Club	01227 272942
Chestfield Golf Club	01227 794411
Whitstable Sports Centre	01227 274394
Whitstable Swimming pool	01227 772422

Entertainment

Marlowe Theatre	01227 787787
Gulbenkin Theatre	01227 769075
Abode Hotel	01227 766266
Fordwich Arms	01227 286690
Sportsman Seasalter	01227 273370
East Coast Dining Room	01227 281180
Wheeler's Oyster Bar	01227 273311

Local Attractions/Landmarks

Whitstable Harbour
 Tankerton Slopes
 Druid Stone Park
 Wildwood Park
 Whitstable Castle and gardens
 Canterbury Cathedral
 Canterbury Tales





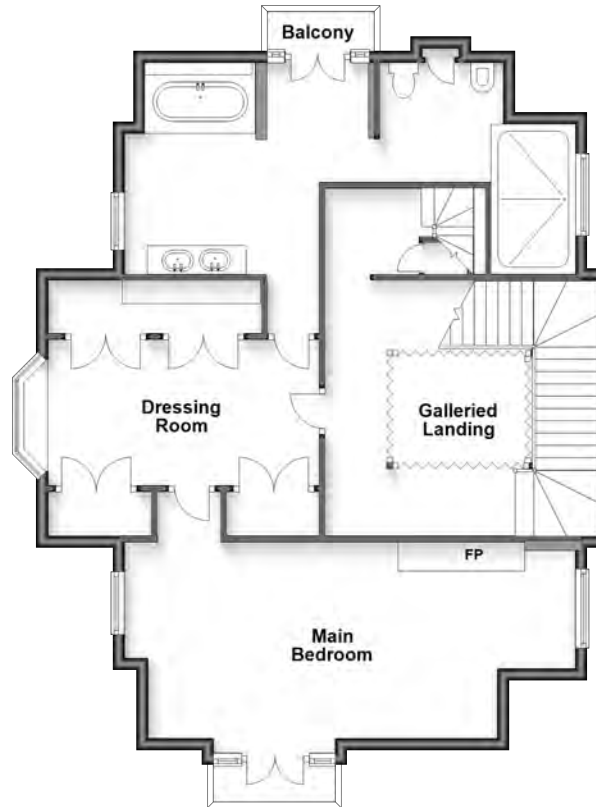
First Floor

Approx. 115.7 sq. metres (1245.1 sq. feet)



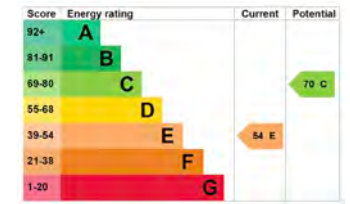
Second Floor

Approx. 95.9 sq. metres (1032.2 sq. feet)



Third Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Council Tax Band: G

Tenure: Freehold

£ 2,750,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.03.2024





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