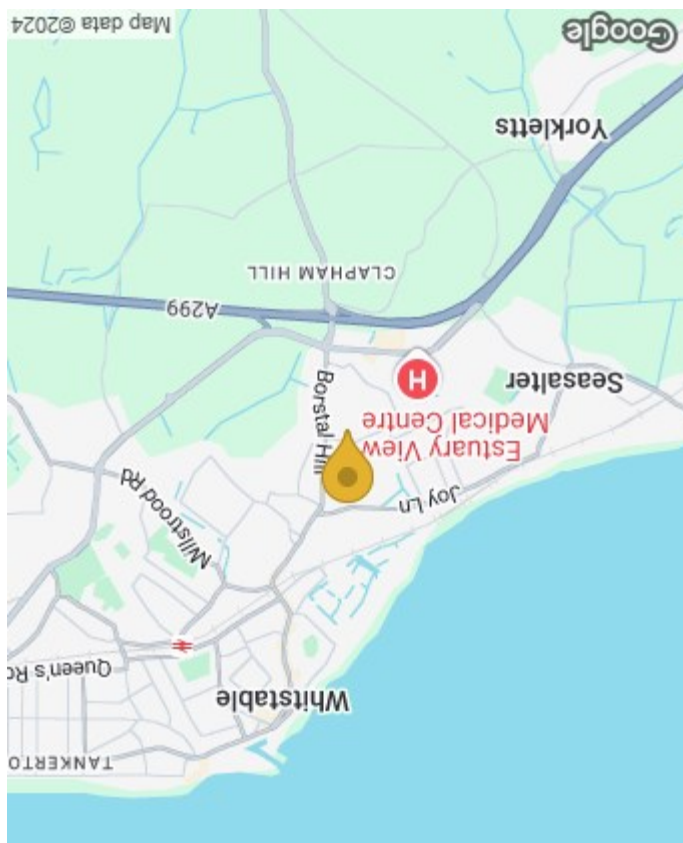




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO ₂ emissions	A (92 plus)
Very energy efficient - lower running costs	B (81-91)
Good energy efficiency	C (69-80)
Decent energy efficiency	D (55-65)
Below average energy efficiency	E (39-54)
Poor energy efficiency	F (21-38)
Very poor energy efficiency - higher CO ₂ emissions	G (1-20)

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Total area: approx. 195.2 sq. metres (2100.9 sq. feet)

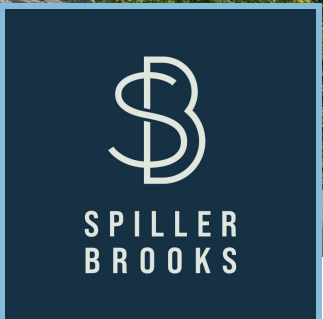
Approx. 64.8 sq. metres (688.0 sq. feet)

Approx. 51.8 sq. metres (557.8 sq. feet)



46 Martindown Road
Whitstable, CT5 4PR

Working for you and with you



46 Martindown Road Whitstable, CT5 4PR

INSPIRING AND SPECTACULAR PANORAMIC VIEWS OVER THE WHITSTABLE LANDSCAPE TO THE SEA AND BEYOND

Forming part of a select development with panoramic, far-reaching views, this exceptional detached house was built in 2018 by a reputable local builder.

Thoughtfully designed to enhance enjoyment of the superb sea views and stunning sunsets, the well-proportioned accommodation is arranged over three floors.

On the ground floor a stylish kitchen/dining/family room with vaulted ceiling and an expanse of bi-folding doors opens to a spacious balcony, both offering the perfect vantage points to appreciate the captivating views.

The remainder of the ground floor comprises entrance hall, cloakroom, sitting room and storage cupboard.

On the lower ground floor there are three double bedrooms, all with access to the garden or courtyard, two with en-suite facilities, a bathroom, utility room and large storage cupboard.

An exceptionally spacious principal bedroom suite with en-suite shower and a large walk-in wardrobe, adding a touch of stylish organisation, occupies the entire first floor.

The attractive garden has been created using a range of materials and diverse planting to add structure, texture, colour and character to the landscape, and provides a tranquil setting to sit and relax or enjoy the company of family and friends.

£950,000



SPECIFICATION

Kitchen

Neff slide and hide stainless steel 'circotherm' oven
Neff stainless steel compact oven with microwave
Neff Fridge/freezer
Neff 5 zone touch control induction hob
Neff dishwasher
Faber remote controlled extractor hood
CDA dual zone under counter wine cooler
Quartz counter tops
Central island with breakfast bar

Utility Room

Under mounted stainless-steel sink
Laminate work surfaces
Recess and plumbing for washing machine and tumble dryer

Bathrooms

White sanitaryware by Roca
Wall hung wash basins
Heated towel rails
WC with concealed cistern
Mira showers with tiled surround
Bath with tiled surround

Heating

Central heating system with gas fired Ideal Logic Plus boiler with pressurised hot water cylinder
Individually controlled and zoned underfloor heating to the ground and lower ground floor
Wireless underfloor heating controls
Radiators to the principal bedroom with wireless controls
Electric underfloor heating to bathrooms

Lighting and Electrical

LED downlights to all rooms
Automatic stairwell lighting
TV aerial to living room, family room and bedrooms
Telephone points to entrance hall, living room, kitchen/dining/family room and bedrooms

Flooring

Karndean flooring to kitchen/dining/family room, utility room, bathroom, en-suite shower rooms and cloakroom

General

Powder coated Aluminium windows and bi-folding/French doors with multipoint locking

Bi-folding doors from the kitchen/dining/family room to the balcony with staircase providing direct access to the garden
Internal timber staircase with glass balustrade
Remote controlled intruder alarm
Smoke/fire alarms
4 Photovoltaic solar panels assist with increasing energy efficiency and reducing annual expenditure.

Outside

Undercroft parking with power and light
EV home charging station
Balconies with glass panel inserts and stainless-steel balustrades
Garden shed with power and light
External power sockets
Lightwell to the front creating a secluded courtyard
Exterior lighting to the front and rear of the house

Rear Garden

Range of shade tolerant plants & evergreen planting
Kitchen garden with dedicated raised beds
Apple tree
Wildlife pond
Bespoke decked seating area with shade sail providing UV protection and creating an 'outside room'

Side Garden

Space for greenhouse and/or storage shed

WARRANTY

Remainder of BLP 10-year warranty (Allianz Global Corporate & Specialty) from August 2018.

USEFUL INFORMATION

BT Fibre Broadband is connected to the property.

We understand there is a management company and the vendor has made a contribution of £112.50 (2024) towards the road fund.

TENURE & COUNCIL TAX BAND

This property is Freehold

Council Tax Band F : £3,242.04 2024/25 - may we respectfully suggest that interested parties make their own enquiries.

