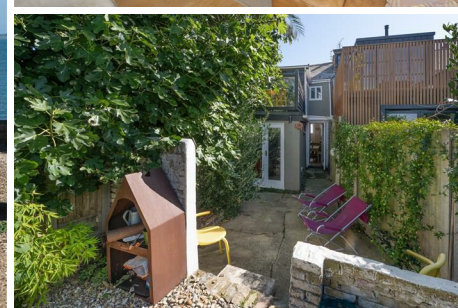


CHRISTOPHER HODGSON



**Whitstable**

**£495,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *6 Island Wall, Whitstable, Kent, CT5 1EP*

An opportunity to acquire a beautifully presented period cottage, situated in an enviable position on Whitstable's highly prized Island Wall, from where it enjoys direct sea views. The house is a pleasant stroll from the bustling High Street with its diverse range of shops, cafés and restaurants, and Whitstable mainline railway station (0.7 miles).

The bright, spacious, and largely open-plan accommodation is arranged on the ground floor to provide a sitting room with a wood-burning stove, a dining room with a partially glazed roof, and a contemporary kitchen with doors to the garden.

To the first floor, there are two bedrooms, a well-appointed bathroom, and a decked balcony with views of the sea. The private courtyard garden has been designed for ease of maintenance and benefits from pedestrian access to the beach via Shipyard Alley. 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:

#### GROUND FLOOR

- Sitting Room 19'0" x 10'6" (5.80m x 3.20m)

- Dining Room 12'6" x 9'5" (3.80m x 2.86m)

- Kitchen 11'1" x 5'9" (3.39m x 1.76m)

#### FIRST FLOOR

- Bedroom 1 10'10" x 10'6" (3.30m x 3.20m )

- Bathroom

- Bedroom 2 11'8" x 6'0" (3.56m x 1.84m)

- Balcony 12'3" x 5'4" (3.73m x 1.63m)

#### OUTSIDE

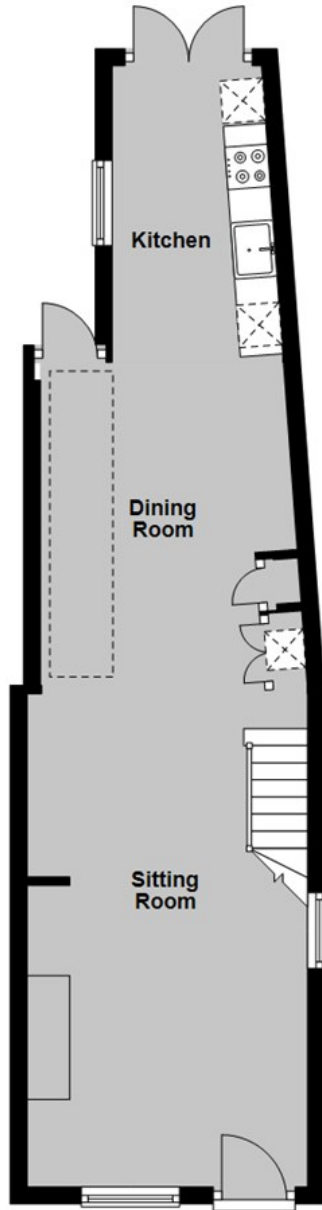
- Courtyard Garden 13'4" x 13' (4.06m x 3.96m)





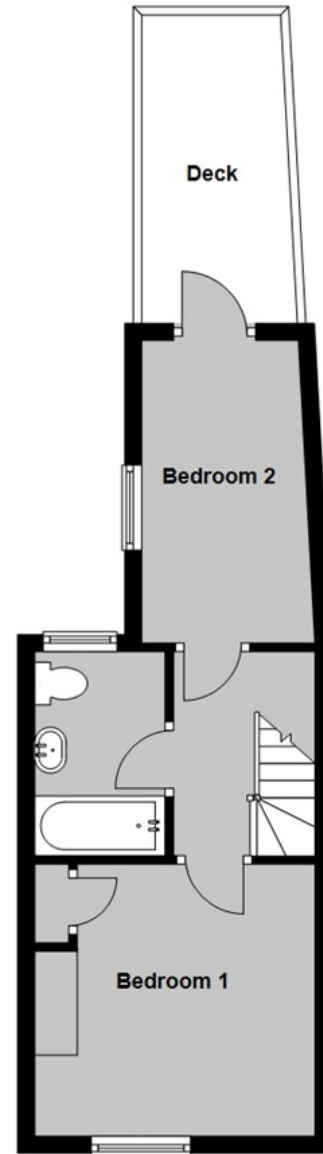
### Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



### First Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



Total area: approx. 62.6 sq. metres (674.0 sq. feet)

### Council Tax Band TBC

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year	A		
71-100 kWh/m <sup>2</sup> per year	B		
55-70 kWh/m <sup>2</sup> per year	C		
41-54 kWh/m <sup>2</sup> per year	D		
27-40 kWh/m <sup>2</sup> per year	E		
13-26 kWh/m <sup>2</sup> per year	F		
10 kWh/m <sup>2</sup> per year	G		

Energy Efficiency Rating: 77

England & Wales

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