



CHRISTOPHER HODGSON

# Whitstable

## *Provender House, Island Wall, Whitstable, Kent, CT5 1EE*

Freehold

A remarkable contemporary home perfectly situated on Whitstable's prized Island Wall and commanding far reaching views across the golf course. The house is moments from the beach, and a short stroll from the boutique shops and fashionable restaurants of central Whitstable.

Provender House features an abundance of glazing, allowing a high volume of natural light to flood the largely open-plan living spaces. The accommodation extends to 3756 sq ft (349 sq m) and is arranged over three floors to provide an entrance hall, sitting room open-plan to a kitchen/dining room with decked balcony, a gym/fifth bedroom, a study, utility room, four double bedrooms, five en-suite bathrooms, a

dressing room to the principal bedroom, and a cloakroom. Magnificent views across Whitstable and towards the sea can be enjoyed from the roof terrace. The property is also serviced by a lift to all floors.

The landscaped gardens flow effortlessly with the internal accommodation, creating the ideal space in which to entertain. An integral double garage and driveway provide off-street parking for a number of vehicles. Remainder of 10 year warranty provided by NHBC.

### 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 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 independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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

- Entrance Hall
- Study 12'6" x 10' (3.81m x 3.05m)
- Gym / Bedroom 5 10'11" x 10'1" (3.33m x 3.07m)
- En-Suite Shower Room
- Utility Room 12'5" x 19'9" (3.78m x 6.02m)
- Cloakroom

### FIRST FLOOR

- Sitting Room 35'6" x 13'3" (10.82m x 4.04m)
- Balcony
- Kitchen/Dining Room 39'2" x 24' (11.94m x 7.32m)
- Terrace
- Balcony

### SECOND FLOOR

- Bedroom 1 22'6" x 13'5" (6.86m x 4.09m)
- Dressing Room
- En-Suite Shower Room
- Bedroom 2 17'9" x 10'1" (5.41m x 3.07m)
- En-Suite Shower Room
- Bedroom 3 17'5" x 10' (5.31m x 3.05m)
- En-Suite Shower Room

- Bedroom 4

- En-Suite Bathroom

### OUTSIDE

- Garden 80'9" x 21'9" (24.61m x 6.63m)
- Double Garage 23'4" x 19'1" (7.11m x 5.82m)





## SPECIFICATION

### General:-

- Passenger lift serving all floors
- Grade A energy efficiency rating
- Velfac aluminium triple-glazed windows and external doors
- 'Continental' underfloor heating throughout with smart heating control
- Worcester Bosch gas fired boiler with high performance cylinder and pressurised system
- Feature gas stove to sitting room (HETAS certified)
- Photovoltaic solar panels
- Sensor lighting throughout
- Water softener
- Remote control feature rooflight leading to roof terrace
- Remote control solar powered Velux windows
- Engineered oak flooring
- Luxury carpets to all bedrooms
- Fitted wardrobes to all bedrooms

- Lighting system to first floor living spaces and external lighting is both switch and voice controlled
- Built-in audio speakers to kitchen / living rooms, voice controlled by Amazon Alexa
- Powered blinds to the vaulted skylights in the living/dining room and principal bedroom
- Data cabling throughout
- 3-phase power supply

### Security:-

- Alarm system
- Full CCTV camera installation with 24 hour recording
- Remotely operated entrance gates to development, with intercom

### External:-

- Split-faced stone blockwork by 'Forticrete'
- Charred timber cladding by 'Kebony'
- Spanish slate roof tiles

- Resin-bound driveway
- Composite decking to external balconies and garden
- Composite decking area to roof terrace
- Sedum living green roof area to roof terrace
- Landscaped gardens
- External lighting and power sockets
- External water taps x 2
- Remotely operated garage door

### Warranty

- Remainder of 10 year warranty provided by NHBC













**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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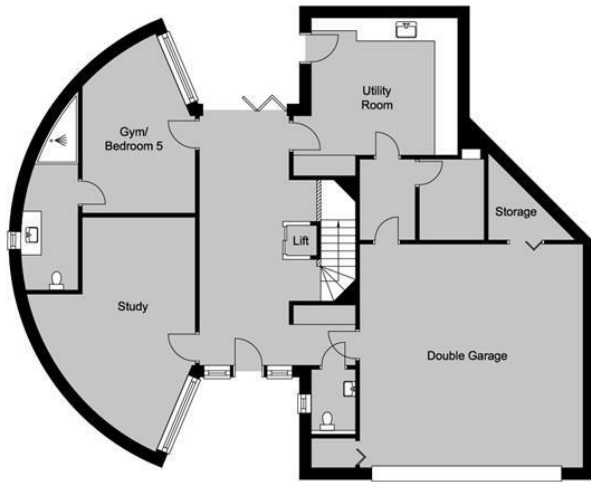
**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	99
(92 plus) <b>A</b>	91
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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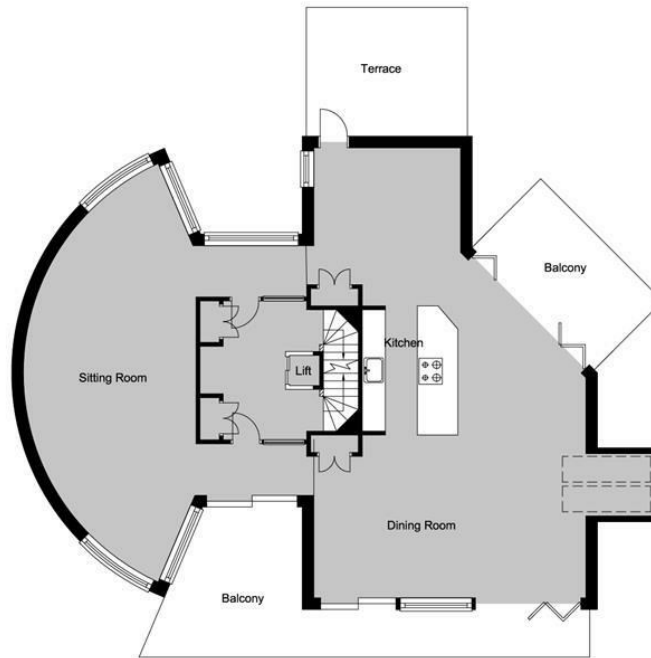
### Ground Floor

Main area: approx. 88.3 sq. metres (950.4 sq. feet)  
Plus garage, approx. 33.4 sq. metres (359.5 sq. feet)



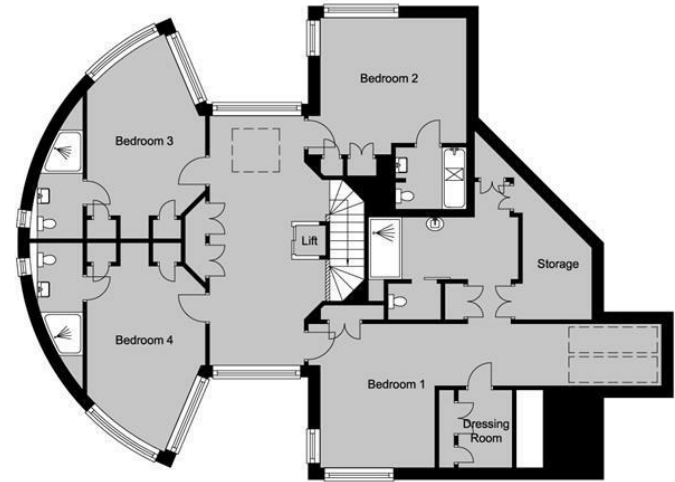
### First Floor

Main area: approx. 125.9 sq. metres (1355.1 sq. feet)



### Second Floor

Main area: approx. 134.8 sq. metres (1450.9 sq. feet)



Main area: Approx. 349.0 sq. metres (3756.6 sq. feet)

Plus Garage: Approx. 33.4 sq. metres (359.5 sq. feet)





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