



CHRISTOPHER HODGSON

Whitstable

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

Freehold

A remarkable contemporary home occupying an exceptional position on Whitstable's prized Island Wall, commanding far-reaching views across the golf course, the town and towards the sea. Opportunities to acquire a modern house of this scale and specification in such a sought-after coastal setting are exceptionally rare.

Designed to maximise natural light, Provender House features extensive glazing and beautifully proportioned living spaces arranged over three floors. The accommodation extends to 3,756 sq ft (349 sq m) and comprises an entrance hall, study, gym/fifth bedroom, utility room and cloakroom. At first-floor level, a superb sitting room opens to a substantial kitchen/dining room, with balconies and terraces creating a seamless connection to the landscaped gardens and surrounding outlook. Four double bedrooms occupy the second floor, each benefitting from an en-suite bathroom or shower room, whilst the principal suite also enjoys a dressing room.

The house is appointed to an exceptional standard, with a passenger lift serving all floors, triple-glazed aluminium windows and doors, underfloor heating with smart controls, solar panels, integrated audio, voice-controlled lighting, powered blinds and comprehensive data cabling. Security features include remotely operated entrance gates with intercom, CCTV with 24-hour recording and an alarm system.

A particularly notable feature is the private roof terrace, which enjoys panoramic views across Whitstable, the golf course and towards the sea, providing a wonderful setting for relaxation or entertaining. Landscaped gardens, an integral double garage and ample off-street parking complete this outstanding coastal home. The property also benefits from the remainder of a 10-year NHBC warranty.

LOCATION Island Wall is widely regarded as one of Whitstable's most desirable addresses, combining a peaceful coastal setting with convenient access to the town's many attractions. The beach is moments away, whilst a pleasant walk leads to the bustling harbour, vibrant High Street and town centre. Whitstable is renowned for its distinctive maritime character, working harbour, excellent seafood restaurants and thriving collection of independent shops, cafés and galleries. The town enjoys a strong sailing and watersports community, with opportunities for paddleboarding, boating and coastal walks, whilst Whitstable Golf Club lies immediately adjacent to the property. The town also hosts a variety of festivals and cultural events throughout the year, contributing to its enduring appeal as one of Kent's most desirable seaside towns. Whitstable railway station provides frequent services to London Victoria and high-speed services to London St Pancras. The nearby A299 provides easy access to the M2/A2 and the wider 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
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- 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:-

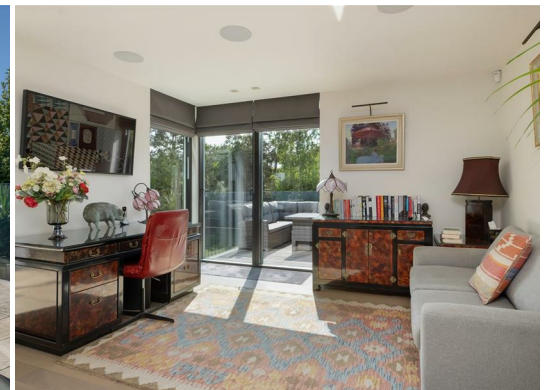
- Split-faced stone blockwork by 'Forticrete'

- 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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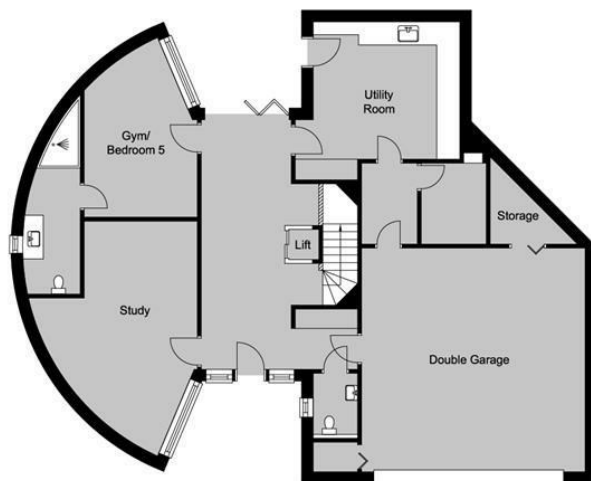
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B	91	
(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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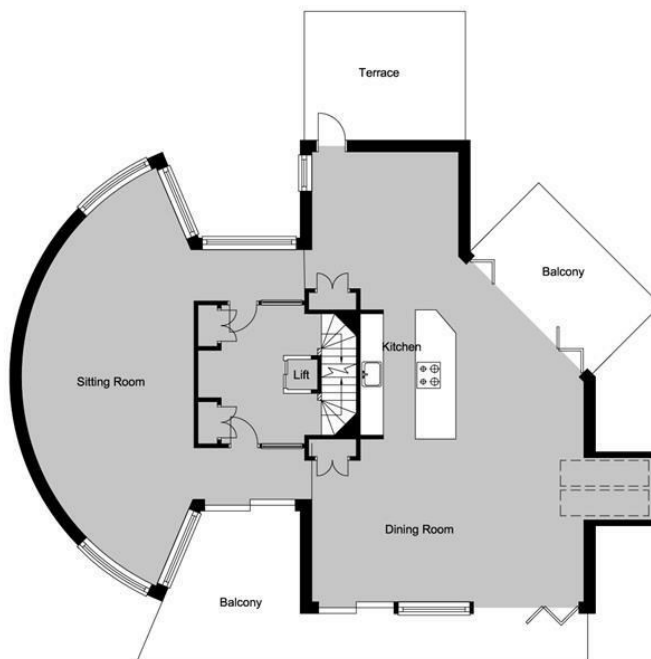
Ground Floor

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



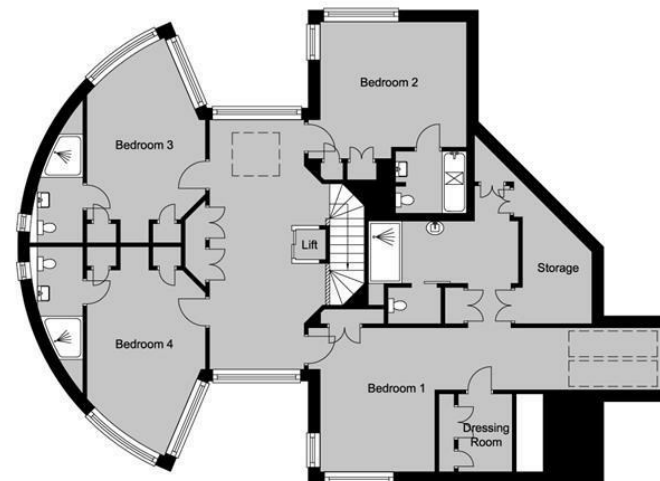
First Floor

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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