



CHRISTOPHER HODGSON

Whitstable

30 Admiralty Walk, Whitstable, Kent, CT5 4ET

Freehold

An exceptional beach house occupying a coveted seafront position on one of Whitstable's most sought-after roads, commanding uninterrupted views across Whitstable Bay, enjoying direct access to Seasalter Beach, and offered for sale with no onward chain.

This striking contemporary home is beautifully presented and offers stylish, light-filled accommodation arranged over three floors, with spectacular sea views from all principal rooms.

From Admiralty Walk, where the double garage and off-street parking are located, granite steps descend through the thoughtfully landscaped terraced gardens, incorporating areas of lawn and a sheltered courtyard. The steps provide access to a decked balcony with glass balustrades and an entrance to the first-floor landing, whilst continuing to the ground-floor entrance hall.

The ground floor is devoted to open-plan living and entertaining space, comprising a contemporary kitchen with adjoining utility room, seamlessly connected to the dining, living and sitting areas. Sliding doors open onto the terrace and beachfront garden, creating a superb connection with the beach and shoreline beyond. A shower room completes this floor.

The first floor includes three bedrooms and two bathrooms, including an en-suite to the principal bedroom. Two of the bedrooms benefit from access to a sea-facing balcony. The second floor is arranged as an impressive guest suite, comprising a spacious bedroom with a sea-facing Velux balcony and an en-suite shower room.

The private beachfront garden has been thoughtfully landscaped to provide an exceptional setting from which to enjoy Whitstable's renowned sunsets and panoramic coastal views, whilst affording direct access to the beach. A double garage, useful store room and off-street parking are accessed from Admiralty Walk.

LOCATION	GROUND FLOOR		• Bedroom 4 9'2" x 9'0" (2.80m x 2.75m)
Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by a pleasant walk along the beach. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and watersports facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80 minutes with the high speed Javelin service providing 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 as well as to the channel ports and connecting motorway network.	• Entrance Hall		• Bathroom
	• Sitting Room 20'6" x 11'2" (6.26m x 3.40m)		SECOND FLOOR
	• Living Room 31'9" x 12'9" (9.68m x 3.89m)		• Bedroom 2 23'0" x 20'3" (7.01m x 6.17m)
	• Dining Room 10'11" x 10'10" (3.32m x 3.31m)		• En-Suite Shower Room
	• Kitchen 15'5" x 9'5" (4.70m x 2.87m)		OUTSIDE
	• Utility Room 10'2" x 8'8" (3.10m x 2.64m)		• Sea Facing Terrace 35'8" x 28' (10.87m x 8.53m)
ACCOMMODATION	• Shower Room		• Rear Garden 59' x 38'6" (17.98m x 11.73m)
	FIRST FLOOR		• Double Garage 17'1" x 16'4" (5.21m x 4.98m)
	• Bedroom 1 11'10" x 12'0" (3.60m x 3.66m)		• Store Room 8'4" x 17'1" (2.55m x 5.20m)
	• En-Suite Bathroom		
	• Balcony 9'4" x 31'9" (2.84m x 9.68m)		
	• Bedroom 3 11'10" x 11'4" (3.60m x 3.46m)		
The accommodation and approximate measurements (taken at maximum points) are:			



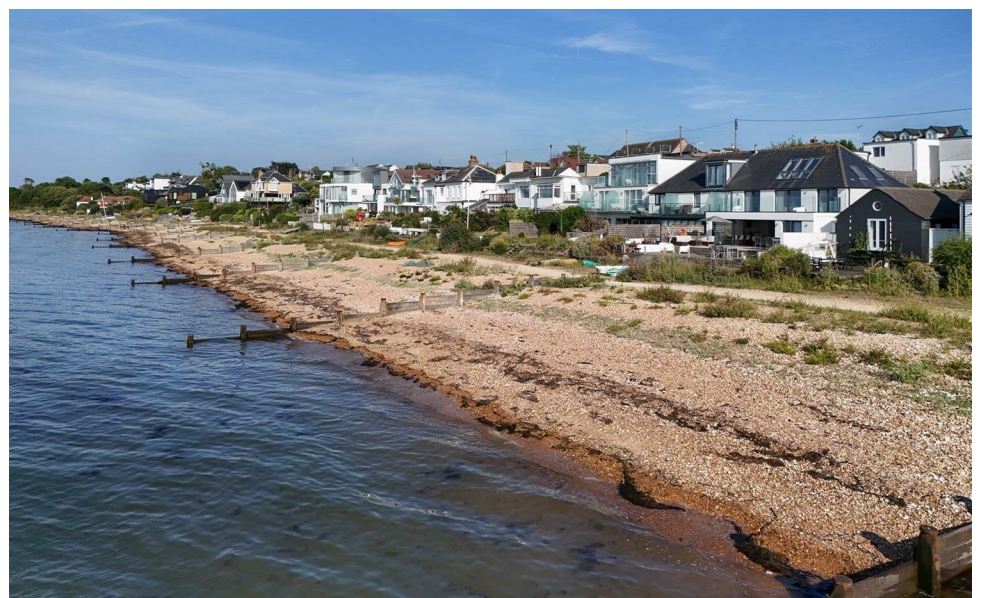


Fire exit













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			
(92 plus) A			
(81-91) B			
(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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Main area: Approx. 226.4 sq. metres (2436.9 sq. feet)
Plus garages, approx. 39.1 sq. metres (421.2 sq. feet)



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