



CHRISTOPHER HODGSON

Whitstable

16 Wave Crest, Whitstable, Kent, CT5 1EH

Freehold

An exquisite Victorian beach house in one of Whitstable's most coveted sea-facing positions, from where it commands magnificent views across the bay from each of the principal rooms. The house is located moments from the town centre with its wide range of boutique shops, cafes and highly regarded restaurants, and Whitstable station (1 mile).

The light, spacious and flexible accommodation is arranged over four floors and offers great versatility. The upper ground floor is arranged to provide an entrance hall, a reception room/third bedroom with views towards the sea, a dining room, and a smartly fitted kitchen with a door leading to an external staircase which provides access to the rear garden.

The first floor comprises a sitting room with a wood-burning stove and access to a sea-facing balcony providing the perfect vantage point to enjoy Whitstable's famous sunsets, a double bedroom, a bathroom, and a cloakroom. The principal bedroom occupies the second floor and benefits from an en-suite shower room. The lower ground floor benefits from independent access to front and rear, and provides a further reception room, a studio/bedroom with a shower enclosure, a kitchen, and a cloakroom.

The rear garden enjoys a south easterly aspect and extends to 70ft (21m), incorporating a storage shed and pedestrian access to Island Wall. To the rear of the property, there is off-street parking for two vehicles beneath a carport, accessed via Island Wall, and an EV charging point. No onward chain.

LOCATION	ACCOMMODATION	SECOND FLOOR
Wave Crest is considered to be one of the most desirable locations in Whitstable. Set in the heart of the conservation area and accessed from Island Wall via Wilks Way, this select terrace comprises 18 attractive Victorian properties fronting directly onto the sea wall and beach beyond. Whitstable itself is an increasingly fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. 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 A2/M2 giving access to the channel ports and connecting motorway network.	The accommodation and approximate measurements (taken at maximum points) are:	• Bedroom 1 20'9" x 15'4" (6.33m x 4.68m)
	UPPER GROUND FLOOR	• En-Suite Shower Room
	• Entrance Hall	LOWER GROUND FLOOR
	• Reception Room/Bedroom 12'0" x 11'5" (3.66m x 3.48m)	• Reception Room 15'4" x 11'5" (4.67m x 3.48m)
	• Dining Room 13'10" x 12'7" (4.22m x 3.84m)	• Studio/Bedroom 15'4" x 13'11" (4.67m x 4.24m)
	• Kitchen 12'2" x 9'5" (3.72m x 2.86m)	• Kitchen 9'5" x 8'3" (2.87m x 2.51m)
	FIRST FLOOR	• Cloakroom
	• Sitting Room 15'5" x 11'5" (4.70m x 3.48m)	OUTSIDE
	• Balcony 15'4" x 3'9" (4.67m x 1.14m)	• Garden 70' x 16' (21.34m x 4.88m)
	• Bedroom 2 11'5" x 10'2" (3.49m x 3.09m)	
	• Bathroom	
	• Cloakroom	









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

EPC RATING

Main House: 65 = D

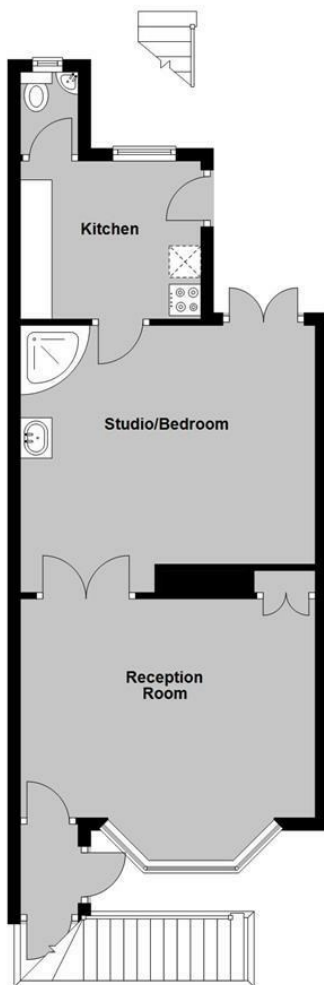
Basement Flat: 67 = D

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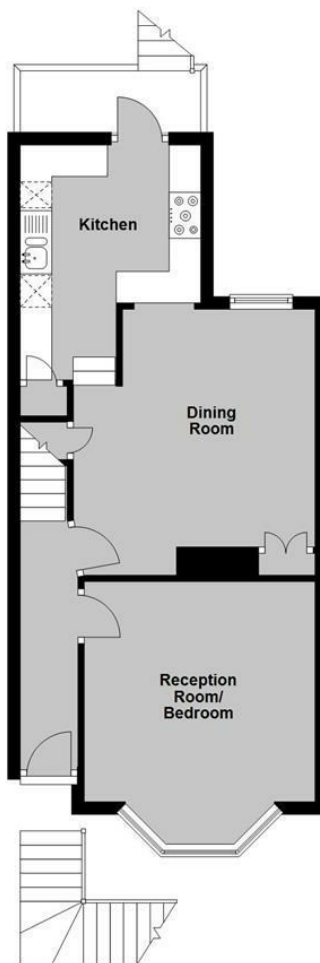
Lower Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)
(excluding unnamed room)



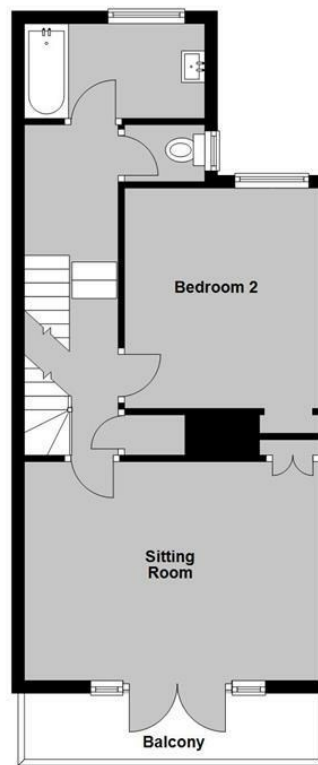
Upper Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)
(excluding unnamed room)



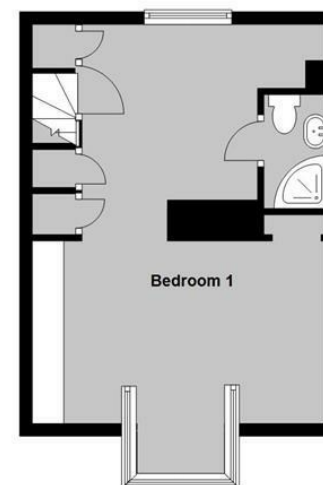
First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)
(excluding Balcony)



Second Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 164.9 sq. metres (1774.7 sq. feet)



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