CHRISTOPHER HODGSON

Seasalter, Whitstable

51 Preston Parade, Seasalter, Whitstable, Kent, CT5 4AQ

Freehold

A stunning example of contemporary architecture, situated in a prominent sea-facing position on one of Whitstable's most sought after private roads, with uninterrupted views across Whitstable Bay and access to Seasalter Beach.

Modernist-inspired in design, the house features an asymmetrical façade of clean lines and extensive glazing, filling the immaculately presented interior with natural light.

The substantial accommodation totals approximately 2832 sq ft (263 sq m) (with a further 309 sq ft (28.5 sq m) of balcony space) and is finished to an exacting standard, with high specification fixtures and fittings throughout. The ground floor is arranged to provide an entrance hall with a cantilevered staircase rising three floors beneath a large roof light, a kitchen/dining room fitted with a bespoke kitchen and low-profile sliding doors opening to the garden, an open-plan living area, a utility room, a fully fitted cinema room, a study, a double bedroom with a stylish en-suite shower room, and a cloakroom.

The first floor comprises a spacious landing, three double bedrooms, three bathrooms, and a sitting room which uses floor-to-ceiling windows to perfectly frame the coastal outlook. The second floor is occupied by the principal bedroom suite which incorporates a bespoke walk-through dressing area, luxurious en-suite shower room and a private sea-facing terrace.

The south-facing garden has been smartly landscaped to include a granite stone terrace beneath a substantial pergola with electronically operated louvered roof, blinds, and heating, creating the perfect setting for entertaining. To the front of the house a white stone gravel driveway provides off-street parking.

LOCATION
Preston Parade is a highly regarded and truly unique situation enjoying a premier beachfront location accessed from Joy Lane. A pleasant stroll along the beach will take you into Whitstable itself which is a vibrant and 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.

ACCOMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall
• Staircase in American walnut with glass balustrades and LED treadlights

• Kitchen/Dining Room 20'4" x 17'7" (6.19m x 5.37m)
• Stainless Steel worktops
• Kitchen by Rochlin Bespoke
• Integrated appliances consisting of;
• 2 x Gaggenau Convection Ovens
• Gaggenau Combi-microwave oven
• Gaggenau Warming drawer
• Gaggenau Induction hob with downdraft extractor
• Fridge/freezer
• Dishwasher
• Under-mounted stainless steel sink
• Quooker instant hot water tap
• Quooker Cube chilled/sparkling water tap
• Central island with plug sockets
• Low-profile sliding doors by 'Cortizo' (opening to the garden)

• Living Area 19'5" x 9'8" (5.92m x 2.95m)

• Cinema Room 14'4" x 8'8" (4.37m x 2.64m)
• Ultra HD Sony 4K Laser projector
• In-wall subwoofer and surround speakers
• LED starlight ceiling
• Electric reclining chairs
• Luxury carpet

• Bedroom 5 11'10" x 9'8" (3.60m x 2.95m)

• En-Suite Shower Room

• Utility Room 9'8" x 6'9" (2.95m x 2.06m)

• Study 12'4" x 8'6" (3.76m x 2.59m)
• Built-in desk
• Daybed
• Cupboards

• Cloakroom
• WC with concealed cistern
• Porcelain tiled walls
• Wall hung wash basin with storage beneath

FIRST FLOOR

• Sitting Room 17'0" x 12'3" (5.18m x 3.73m)
• Electronically operated curtains
• Studio slimline gas flame effect fire by 'Gazco'

• Balcony 8'9" x 9'8" (2.67m x 2.95m)

• Bedroom 2 10'2" x 16'9" (3.09m x 5.10m)

• Balcony 16'7" x 3'5" (5.05m x 1.04m)

• En-Suite Shower Room
• WC with concealed cistern
• Walk-in shower with rainfall shower head
• Wall-hung wash basin with waterfall tap and storage beneath
• Electric ladder rack heated towel rail
• Textured porcelain wall tiles by 'Porcelanosa'

• Bedroom 3 12'4" x 10'3" (3.77m x 3.12m)

• En-Suite Shower Room
• WC with concealed cistern
• Walk-in shower with rainfall shower head
• Wall-hung wash basin with waterfall tap and storage beneath
• Electric ladder rack heated towel rail
• Textured porcelain wall tiles by 'Porcelanosa'
• Aluminium tiles to shower wall

• Bedroom 4 13'6" x 12'1" (4.12m x 3.69m)

• Family Bathroom
• WC with concealed cistern
• Bath with rainfall shower head and handheld shower attachment
• Free standing washbasin with waterfall tap and storage beneath
• Ladder rack heated towel rail
• Porcelain tiled floor and walls

SECOND FLOOR

• Principal Bedroom 19'0" x 12'0" (5.78m x 3.65m)
• Free standing bath with tower tap and handheld shower attachment

• Balcony 13'1" x 12'0" (4.00m x 3.65m)

• Dressing Area 9'1" x 7'7" (2.78m x 2.31m)
• Bespoke fitted dressing room by 'Silks Designs' with cupboards, drawers and hanging rails

• En-Suite Shower Room
• WC with concealed cistern
• Double width wall hung tray basin with double waterfall taps and storage beneath
• Walk-in shower with three way setting and rainfall shower head
• Porcealin tiled floor and walls by 'Porcelanosa'

OUTSIDE

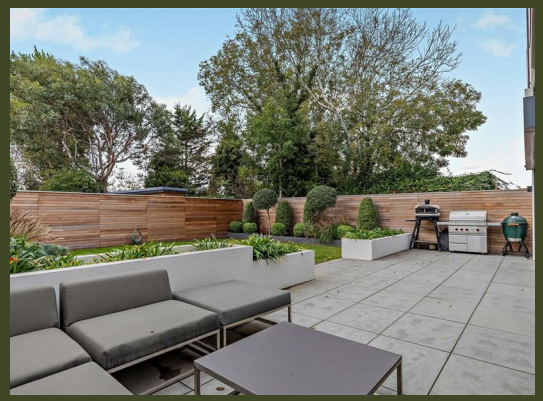
• Garden

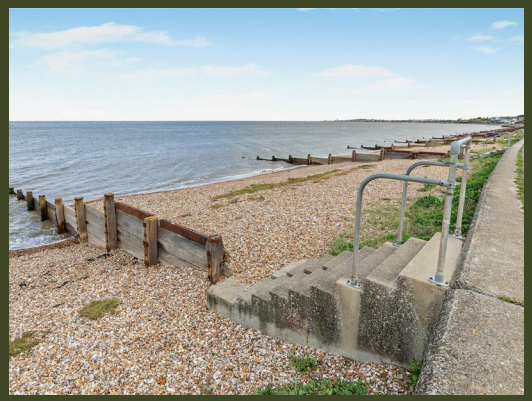
General Specification
• Aluminium powder coat grey windows and external doors throughout
• Underfloor heating throughout, zonally controlled
• Porcelain tiles throughout ground floor in grey matte by 'Minoli'
• Luxury carpets to all bedrooms and landings
• Bespoke walnut internal doors throughout
• High-quality sanitary ware to bathrooms including 'Geberit' cisterns
• LED down lights throughout
• Fully alarmed
• Cat 6 cabling throughout
• Wi-Fi signal booster points throughout
• Worcester Bosch gas fired boiler with 'Megaflow' tank and pressurised system
• Low-profile sliding doors by 'Cortizo', composite decking, frameless glass balustrades and external lighting to all balconies
• Electronically operated blinds, recessed bedside lights and bespoke fitted wardrobes by 'Silks Designs' to all bedrooms

Exterior;
• Gravelled white stone driveway to front
• Partially clad in quartz stone cladding by 'TIER stone'
• Partially clad in 'Façade' panels by 'Parklex'
• Hardwood contemporary fencing
• Granite stone terrace to rear garden
• Renson pergola with electronically operated louvered roof, side blinds and heating, with auto-sensing for rain and wind
• Raised planters to rear garden
• External lighting to front and rear (controlled by Wise Box remote)
• CCTV cameras wirelessly monitored via Hik Connect app

Warranty
Remainder of a 10 Year insurance backed structural warranty provided by Checkmate

Agent's Note
The current owners are completing the build of an equally stunning home next door, with thoughtful design to ensure that the panoramic sea views of this house are preserved





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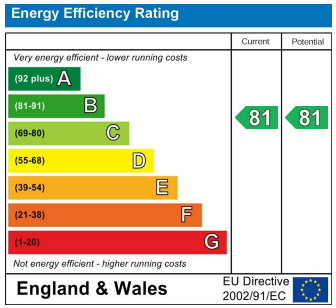
ENERGY PERFORMANCE CERTIFICATE



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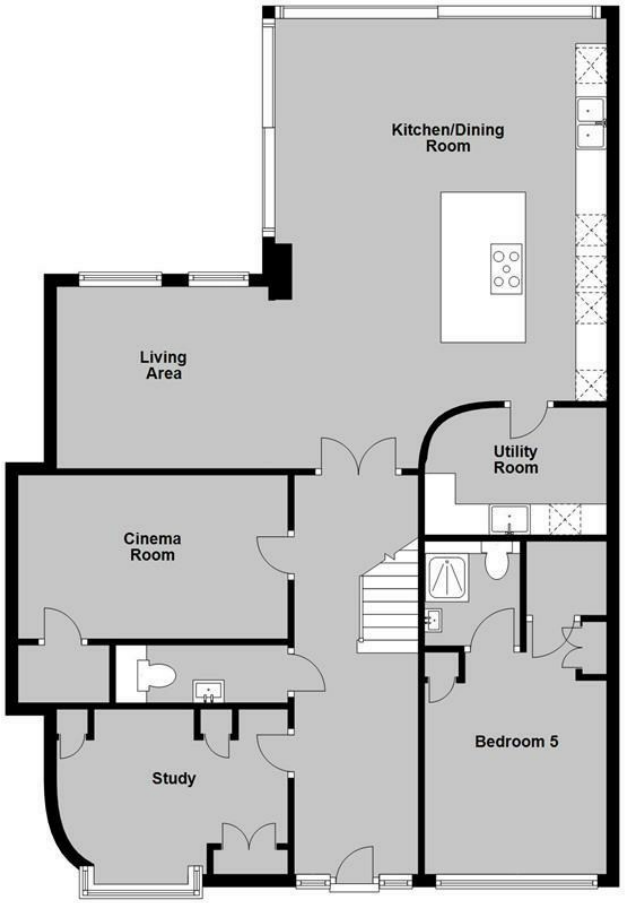
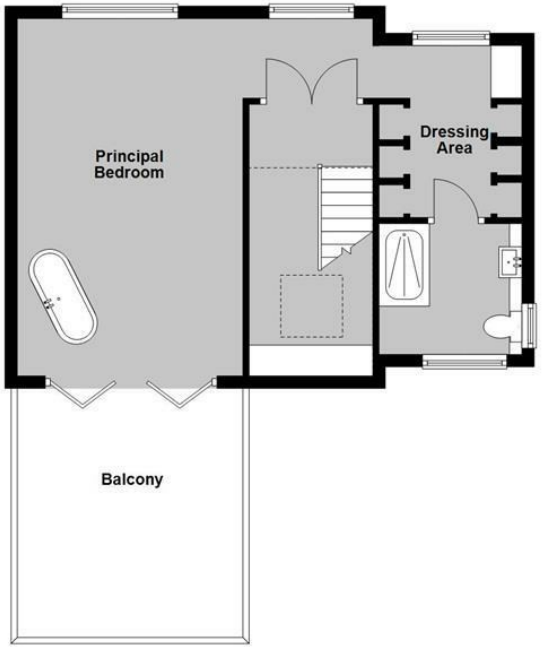
Ground Floor
Approx. 109.8 sq. metres (1182.4 sq. feet)



First Floor
Approx. 120.1 sq. metres (1293.1 sq. feet)

Second Floor
Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 289.9 sq. metres (3120.5 sq. feet)

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