



122 Island Wall

Whitstable, Kent

Waterside



BNP PARIBAS GROUP

An exquisitely crafted three-bedroom home located seconds from the beach in a sought-after Kent town

This beautiful coastal property has been carefully curated to a very high standard. Set in a peaceful position close to the seafront, and within easy reach of the town centre amenities and a station with journey times to central London from 73 minutes.



2 RECEPTION ROOMS



3 BEDROOMS



**2 BATHROOMS
CLOAKROOM/
UTILITY ROOM**



PRIVATE DRIVEWAY



GARDEN



FREEHOLD



SEASIDE TOWN



2,036 SQ FT



**GUIDE PRICE
£1,200,000**



The property

122 Island Wall was originally converted from the former Whitstable Shipping Company office, and this west facing, weather-boarded family home offers 2,036 sq ft of light-filled, flexible accommodation arranged over two floors.

Configured to provide a practical and cohesive living and entertaining environment, it sensitively combines modern amenities, quality fixtures and fittings and elegant décor throughout with period features, including sash windows and two fireplaces. There is underfloor heating throughout the property.

The ground floor accommodation is approached from the entrance hall and comprises inter-connecting sitting and kitchen/dining rooms, both extending to almost 25ft in length and with vaulted wood-lined ceilings, wood-lined walls and wooden flooring. The triple aspect sitting room has a feature fireplace with wood-burning stove and French doors to a large rear deck.

The front aspect kitchen has a range of wall and base units, complementary Carrera marble work surfaces and splashbacks, modern integrated appliances (including a double oven) and a door to a fitted utility room with a Belfast sink and WC. It opens into a rear aspect dining area with space for a good-sized table, also with French doors to the rear deck.

The remaining accommodation, accessible down carpeted stairs from the dining area, sits on the lower ground floor.

The wooden-floored hallway opens to two wooden-floored double bedrooms, one with fitted wardrobes, and a part-wood-lined family bathroom. The wooden-floored family room (currently used as an artist's studio) has a feature corner fireplace with wood-burning stove and French doors to the garden. This leads to the carpeted principal bedroom, with a stable door to the garden, a carpeted fitted dressing room and an en suite bathroom. The bathrooms are luxuriously appointed.







Outside

The property is approached over a side driveway providing private parking and giving access to steps rising to the gable end front door and to an adjacent walkway leading down to the beach. Double wooden gates open to a walled courtyard providing further private parking and external storage.

The spacious west facing L-shaped deck set off the sitting and kitchen/dining rooms affords uninterrupted views of the sea.

A sheltered sunken courtyard garden can be accessed through the driveway gates, family room and principal bedroom. It is paved for ease of maintenance and benefits from a useful walk-in store and an outdoor shower.

Both areas provide a fantastic setting for the house, extending the living spaces into the garden and providing wonderful spots in which to relax and entertain alfresco.

Location

Island Wall, the closest street to Whitstable's seafont, sits seconds from the beach and near to the thriving High Street, cafés, pubs, restaurants specialising in local seafood (including the town's world-renowned oysters), a community centre, museum and gallery, theatre, and primary and secondary schooling. The town has a golf course, swimming pool, sports centre and watersports facilities including a yacht club and windsurfing and waterskiing sports.

Comprehensive amenities are also available in Herne Bay, Faversham and Canterbury.

Transportation links are excellent: buses link the town to Herne Bay and Canterbury, the A299 dual carriageway connects to the A2/M2, Channel ports and motorway network, and Whitstable station (0.9 mile) offers regular services to London St Pancras and Victoria (from around 73 and 90 minutes respectively).

Distances

- Whitstable 0.5 mile
- Tankerton 1.5 miles
- Canterbury 8.1 miles
- Faversham 8.3 miles
- Eurotunnel Terminal 24.9 miles
- Central London 60.8 miles

Nearby Stations

- Whitstable
- Canterbury West (London St Pancras from 53 minutes)

Key Locations

- Whitstable town centre and harbour
- Tankerton beach
- Seasalter Sailing Club
- The Sportsman renowned gastropub)
- Canterbury (historic cathedral city)
- Margate (Turner Contemporary)

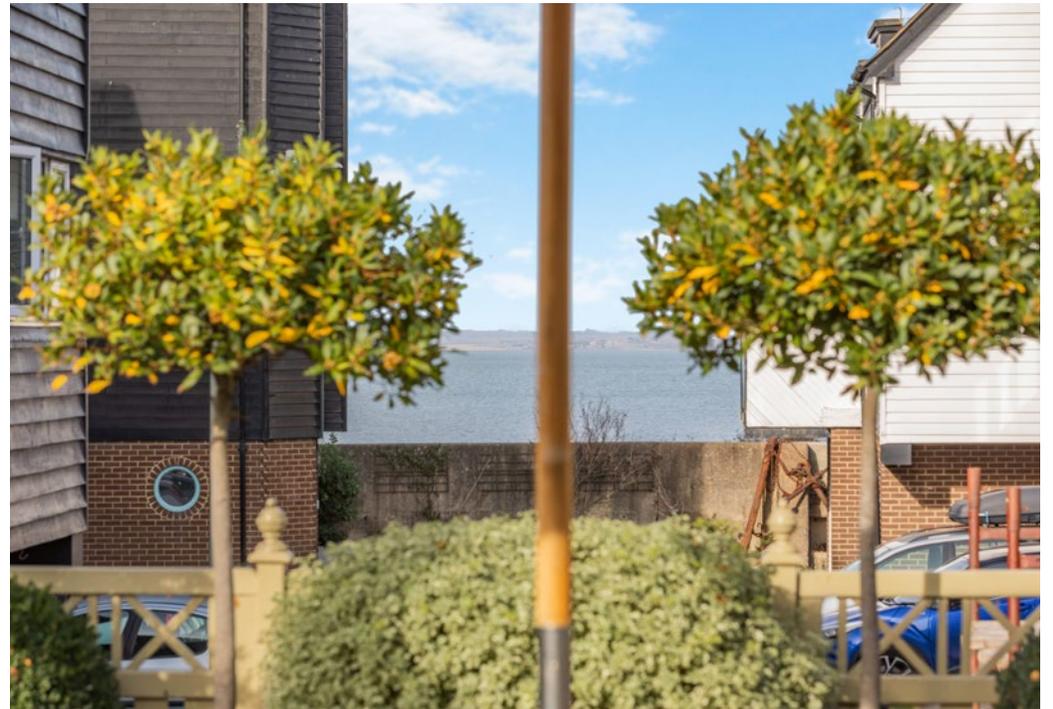
Nearby Schools

- St Alphege CofE Infant School
- St Mary's Catholic Primary School
- Westmeads Community Infant School
- Whitstable Junior School
- Whitstable and Seasalter Endowed CofE Junior School
- The Whitstable School
- Joy Lane Primary Foundation School
- Swalecliffe Community Primary School
- The Whitstable School
- Herne Bay High School
- Queen Elizabeth's Grammar School
- Simon Langton Grammar Schools
- Kent College
- St Edmund's School
- The King's School











Floorplans

Main House internal area 2,036 sq ft (189 sq m)

Outbuildings internal area 133 sq ft (12 sq m)

Total internal area 2,169 sq ft (201 sq m)

For identification purposes only.

Directions

CT5 1EE

what3words: ///prickly.unpacked.innocence - brings you to the property

General

Local Authority: Canterbury City Council

Services: All mains services. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



The position & size of doors, windows, appliances and other features are approximate only.

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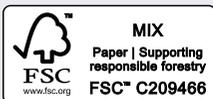
Canterbury

2 St Margaret's Street, Canterbury, Kent CT1 2SL

01227 473700

canterbury@struttandparker.com

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