



# 1 Saxon Shore

Island Wall, Whitstable, Kent



BNP PARIBAS GROUP

## A stylish and superbly located coastal home

A stunning house in a small collection of highly appealing modern homes, set in sought-after Island Wall, moments from Whitstable's West Beach. The property offers beautifully appointed accommodation in the heart of this popular and vibrant seaside town and a wonderful lifestyle either as primary or secondary home.



**1/2 RECEPTION ROOMS**



**2/3 BEDROOMS**



**2 BATHROOMS & CLOAKROOM**



**GARAGE & PARKING**



**BALCONY & GARDEN**



**FREEHOLD**



**SEASIDE TOWN**



**1,285 SQ FT**



**GUIDE PRICE  
£725,000**



### The property

1 Saxon Shore is a stylishly appointed, modern townhouse occupying an end-of-terrace position amongst a collection of desirable homes within a few yards of the north Kent coast and Whitstable's West Beach. The property features attractive vernacular brick and painted weatherboard elevations, with three levels of elegant accommodation currently arranged as two bedrooms and two light, airy reception rooms. The versatile accommodation lends itself equally to a full-time home or a perfect 'lock up and leave'.

The front door opens to a hall, off which is a cloakroom. The ground floor provides a bedroom at the front and a comfortable sitting room to the rear which has bi-fold doors opening to the garden. The latter could equally be a bedroom sharing the contemporary shower room.

The main living and entertaining space is found on the first floor and occupies the full depth of the house with an open plan layout. It includes a sitting area with sliding glass doors welcoming plenty of sunlight and

opening to the generous balcony overlooking the rear gardens, while at the front there is a beautifully fitted kitchen and a dining area with space for a dining table. The Shaker-style kitchen is arranged around a central island.

Stairs continue to the second floor, which is arranged to provide a peaceful principal suite. The bedroom sits to the front of the house, with fitted wardrobes and full-height shuttered windows providing views towards West Beach and the sea beyond. There is a dressing room with bespoke fitted storage and a bathroom.











## Outside

A shared driveway leads to a parking space in front of the house and adjacent to the property's single garage in a shared garage block.

A pathway leads to the front door set behind a mature hedge, while the gardens at the rear are southeast-facing and welcome plenty of sunlight throughout the day. They have been thoughtfully landscaped to provide an extension to the enjoyment of the house. Bordered by well stocked raised beds, the garden provides various terraces and spots to sit with a summer house at the far end.

Overlooking the gardens, the balcony provides further space in which to relax and entertain with a sheltered terrace below.

## Location

Island Wall, the closest street to Whitstable's seafront, 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)
- 

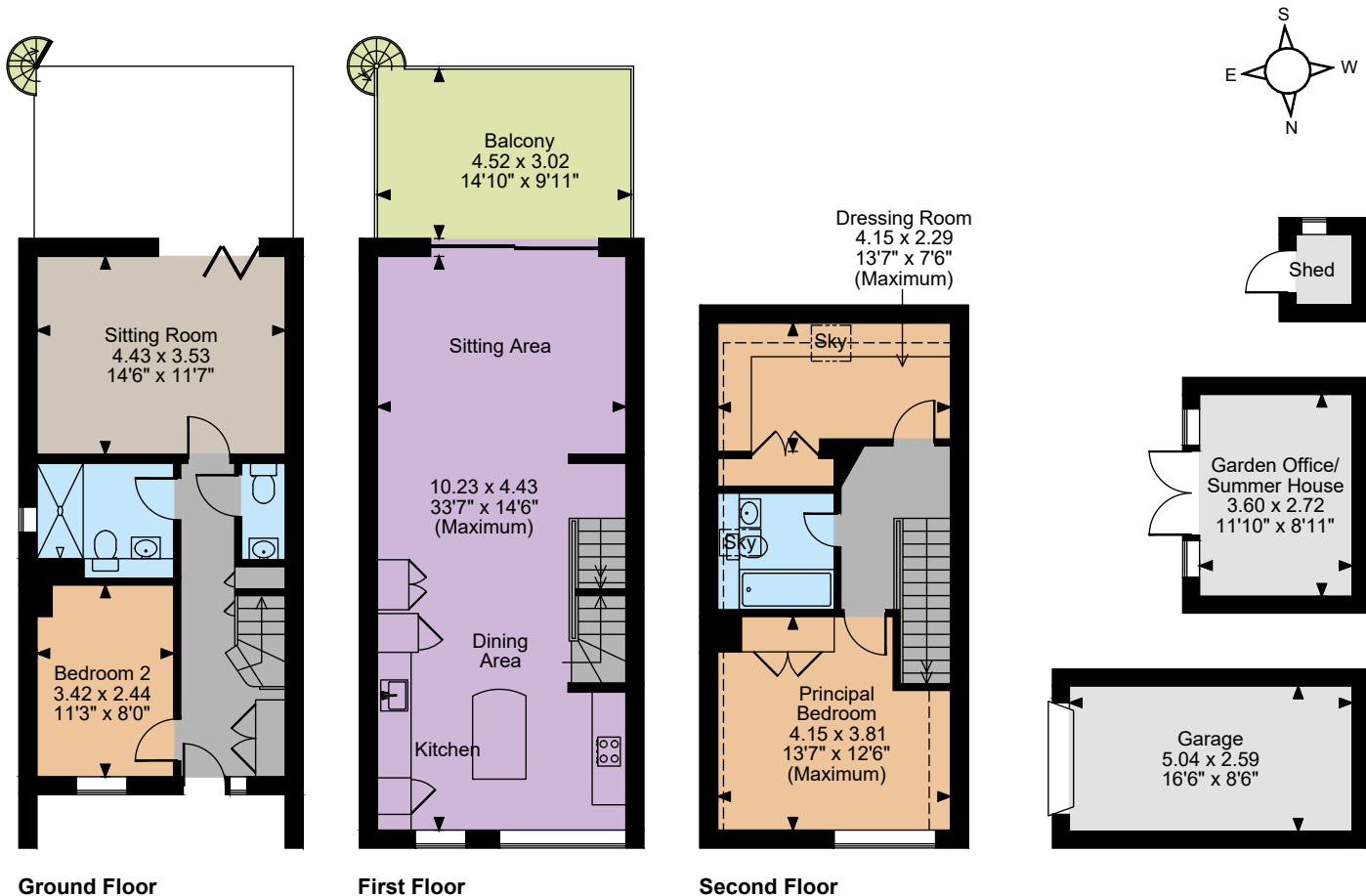
## Key Locations

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

## Nearby Schools

- St Alphege Cof E Infant School
- Westmeads Community Infant School
- Whitstable Junior School
- St Mary's Catholic Primary School
- Joy Lane 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 1,285 sq ft (119 sq m)  
 Garage internal area 141 sq ft (13 sq m)  
 Outbuildings internal area 118 sq ft (11 sq m)  
 Balcony external area = 147 sq ft (14 sq m)  
 For identification purposes only.

### Directions

CT5 1FB

what3words: ///miles.interlude.warm 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.

□□□□ Denotes restricted head height

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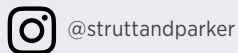
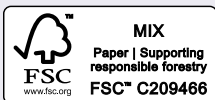
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## Canterbury

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