

HARVEY RICHARDS & WEST

ESTATE AGENTS



Admiralty Walk, Whitstable, CT5

A stunning four-bedroom beach front property with a detached outbuilding, garage, direct beach access and mooring for a boat.

£2,950,000



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Admiralty Walk, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

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Harvey Richards & West are delighted to offer for sale 10 Admiralty Walk a stunning beach front property located on the shores of Seasalter Beach, Whitstable. Designed by local architects, Invent Architecture, this wonderful property has been masterfully reconfigured & extended, undergoing a full programme of refurbishment in 2021 to create a stunning beach front residence. Additional work was completed in 2023 extending the property further by adding an additional outbuilding which would make a fantastic gym, office, studio or fifth bedroom.

Arranged over three floors this four bedroom property has been fitted with an abundance of the latest technology including CCTV cameras covering the roadside, outside living space and beachside, Lutron "Smart" Lighting, Louvolite integrated electric blinds to ground floor and master suite, underfloor heating throughout controlled by zoned Warmup thermostats, Worcester Bosh Greenstar energy efficient boiler, Water Softener and CAT5e and CAT7 cabling to all rooms providing superfast fibre internet. The main house, studio and garage are all fully protected by a monitored Smart Alarm system providing remote access to the security system.

Set back from the road, behind an impressive Lavarock feature wall, a resin driveway provides space for two large vehicles adjacent to the detached double garage. The property is accessed through a secure louvered aluminium gate which has an interactive video intercom system linked to the house. A flight of stairs leads down to the private secluded sun terrace with a fantastic outdoor seating area covered by a bespoke pergola. A second smaller flight of stairs lead to the main entrance.

Once through the front door you enter into a large entrance hall, this spacious room has built-in cupboards providing plenty of storage for shoes and coats. From here you lead through to the open plan kitchen/dining/reception room. Full width marine grade aluminium doors span the width of the property providing uninterrupted beach views and access out to the garden. The living area centres around a large oversized 'Gazco' fire which is wonderful during the winter months. The beautiful top of the range kitchen is from the German company Schuller, this sleek handleless kitchen has a large island unit, seamless white Quartz worktop and splashbacks. Integrated appliances include, 2 x Neff Stainless "slide and hide" ovens with pyrolytic cleaning, a large Neff Induction Hob with built in extractor, Neff fully integrated large fridge and freezer, Neff fully integrated dishwasher, Blanco Andano under mounted stainless steel sink and Blanco Vonda Chrome monobloc mixer tap. There is plenty of space for a large dining table really making this the heart of the home. A hidden door built into the kitchen units leads into the utility room which is fitted with built in kitchen cupboards and neatly houses all the plant machinery that services the house. There is also a ground floor W/C on this level.

An American oak staircase leads to the first floor which has a fantastic wrap around balcony effortlessly incorporating the feeling of indoor/outdoor living. There is a great size lounge on the level overlooking the beach with dual aspect full height sliding doors providing panoramic views and access to the large balcony. The sea facing bedroom on this floor also has balcony access and the second bedroom has access to the sun deck. The family bathroom is fitted with a stunning bathroom suite and free standing bath all from Smallbone interiors fitted with GSI soft-close toilets, Viega flush and Sotini bath and sinks.

A further set of stairs lead to a second level where an additional two bedrooms are found. The master suite is located on the beach side of the property providing the most spectacular far reaching sea views and access to its own private balcony. This beautiful room has a wonderful snug area perfect for sitting and enjoying the sunsets and a large walk through wardrobe fitted with bespoke units and a stunning en-suite shower room which includes his and hers sinks. The other bedroom on this floor also has its own en-suite shower room and built in wardrobes.

Both the front and back gardens were designed and landscaped by the local company Fuchsia Green. The rear garden is accessed via the ground floor kitchen/reception room and is arranged over a number of levels. There is an Astro-turf (pet friendly) lawned area with integrated lighting, a sunset deck and a ramp directly down onto the beach. The property also boasts an off shore boat mooring & boat storage.

Tenure: Freehold
Council Tax: F

For more information or to arrange a viewing please contact Harvey Richards & West directly on 01227 771196.





Floor Plan 1



Ground Floor
Approximate Floor Area
882.21 sq. ft.
(81.96 sq. m)

First Floor
Approximate Floor Area
1381.54 sq. ft.
(128.35 sq. m)

Second Floor
Approximate Floor Area
627.21 sq. ft.
(58.27 sq. m)

TOTAL APPROX FLOOR AREA 2890.97 SQ. FT. (AREA 268.58 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.bwired.co.uk

