

HARVEY RICHARDS & WEST

ESTATE AGENTS



Preston Parade, Whitstable, CT5

Outstanding modern five bedroom, three storey detached beach front property benefitting from off street parking, a large plot and outbuilding as well as a stunning roof terrace and sea views from all levels.

£2,500,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Preston Parade, 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.

Harvey Richards & West are delighted to offer for sale this outstanding five bedroom detached beach front property located on Preston Parade, just outside Whitstable town centre on the private Granville Estate. Positioned on one of Whitstable's most desirable roads with uninterrupted sea views this fantastic property has a lot to offer. Approximately a mile and a half from the town centre and 1.8 miles to the train station this property is well situated and definitely one not to be missed.

Set on a fantastic larger than average plot this stunning home was built in 2019 to the highest of standards. Arranged over three floors this property has beautiful sea views from all levels. Designed to maximise natural light and make the most of the wonderful views this modern home is perfect for those looking to embrace beach living.

The current owners over the last four years have extended and improved the property to create a large rear out building and a spacious side extension which is currently used as a gym and storage to house beach equipment, but has the potential to provide garage space for up to 4 cars if needed. This lovely family home is set back from the private road behind a full width driveway which has plenty of parking. There is also a lovely area which the current owners have placed a picnic bench so they can sit and enjoy the evening sunsets.

The property can be accessed via either the main front door to the side of the house or the full width sliding doors to the front. If accessing via the main front door you enter in to a spacious hallway with plenty of room for shoes and coats. The majority of the ground floor has been designed with an open plan layout. The living room, kitchen and dining room all flow effortlessly in to each other. The bespoke handmade kitchen sits centrally within this space creating a great focal point. Hand painted with Farrow & Ball paint, and fitted with 2 Siemens oven, Barazza 5 ring gas hob, Siemens low profile extractor fan and a Fisher & Paykel fridge freezer this space is perfect for those who love to cook and entertain. The living area is to the back of the ground floor and has a beautiful feature fireplace and full width doors opening out to the garden. The dining area and second reception area are to the front of the home overlooking the beach.

The ground floor also has a separate utility room with a built-in airing cupboard and a stunning downstairs toilet which has been fully clad with reclaimed wooden cladding. A door from the utility room leads into the home gym. The home gym has bi-folding doors to both the drive way and garden allowing both vehicle and beach equipment access if needed.

Four of the bedrooms are found on the first floor, with the two largest rooms positioned to the front of the property benefiting from far reaching sea views. Both of these rooms also have their own modern en-suite shower rooms and built-in wardrobes. The remaining two bedrooms are also great size doubles and share the family bathroom. The current owners are presently using one of the bedrooms as another first floor reception room.

The wonderful master suite occupies the entire second floor. This spacious bedroom is extremely light bright and airy and has its own private roof terrace looking out to sea which is accessed via a set of patio doors. There is also a large walk-in dressing room and private en-suite shower room on this level.

The rear garden of this property has been fully redesigned and landscaped by the current owners. The properties rear full width doors open out on to a large patio area which has a stunning modern pergola to sit under. A raised decking area currently houses a hot tub, outdoor dining area and firepit. Raised planters run along the borders of the garden and are stocked with mature shrubbery. To the rear of the garden there is a wonderful full width 'L' shaped out building fitted with power and light. Perfect for extra storage but could lend itself to be a great home office, garden room or garage space if need.

Tenure: Freehold

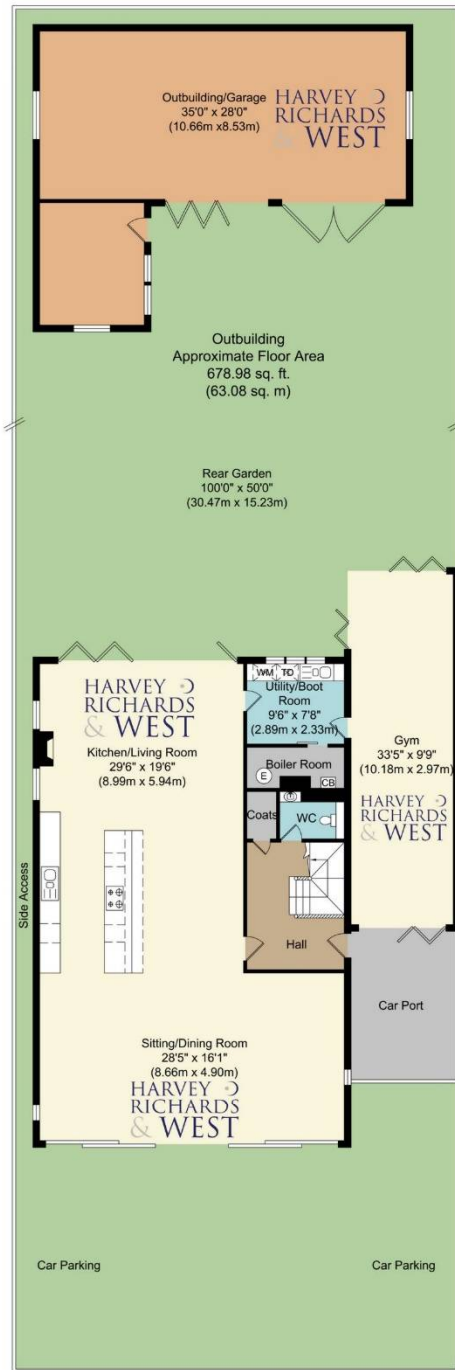
Council Tax: TBC





Photo 24

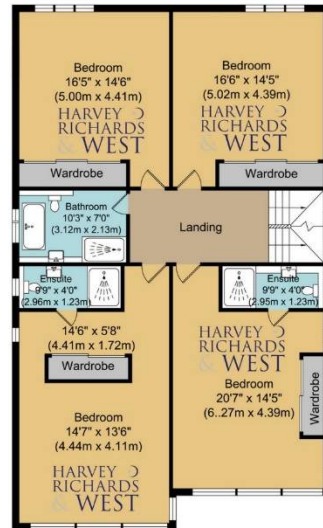




Ground Floor
Approximate Floor Area
1666.46 sq. ft.
(154.82 sq. m)



Second Floor
Approximate Floor Area
626.99 sq. ft.
(58.25 sq. m)



First Floor
Approximate Floor Area
1372.07 sq. ft.
(127.47 sq. m)

TOTAL APPROX FLOOR AREA 4344.53 SQ. FT. (AREA 403.62 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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 various systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

11, Preston Parade Seasalter WHITSTABLE CT5 4AA	Energy rating B	Valid until: 29 September 2029
		Certificate number: 7908-0000-7371-5701-5910

Property type	Detached house
Total floor area	320 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		