



# Whitstable

## 104 Joy Lane, Whitstable, Kent, CT5 4DF

An individual new home enjoying a favourable position on Joy Lane, from where it commands outstanding views across Whitstable Bay and towards the Isle of Sheppey beyond.

This contemporary building is finished to a high specification throughout, and has been designed to take advantage of the spectacular seascape, with the living space at first floor level and opening to a balcony which provides the perfect vantage point from which to enjoy Whitstable's famous sunsets. The living area features a vaulted ceiling and large expanses of glazing which flood the room with natural light. The stylish kitchen with copper work surfaces complements the space, and benefits from a separate utility room. The ground floor comprises four double bedrooms (one with en-suite shower room), and a family bathroom.

The thoughtfully landscaped South facing gardens extend to 114 ft (35m) and incorporate a natural stone terrace and a detached annexe with living room, kitchen area, and bedroom with en-suite shower room. A detached garage with store room and a smartly laid driveway provide off road parking for a number of vehicles.

The property benefits from a 10 year CRL warranty. No onward chain.

### Location

Joy Lane is one of the most favoured locations in Whitstable, a charming and fashionable town by the sea which boasts a varied array of delicatessens, popular public houses, highly-regarded restaurants and boutique shops. The town also enjoys a variety of educational and leisure amenities including sailing, watersports and bird watching, as well as the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### Accommodation

The accommodation and approximate measurements are:

### GROUND FLOOR

#### • Entrance Hall

- Solid oak staircase with toughened frameless glass balustrade

#### • Master Bedroom

16'2" x 13'5" (4.93m x 4.09m)  
at maximum points.  
- Integrated ceiling speaker  
- Fitted wardrobe

#### • En-Suite Shower Room

- Wall hung WC with concealed cistern  
- Wall hung wash basin with waterfall mixer tap and soft close storage drawers beneath  
- Walk-in shower cubicle with Aqualisa digital shower with monsoon shower head  
- Tiled walls  
- Tiled flooring  
- Ladder rack heated towel rail

#### • Bedroom 2

15'0" x 11'7" (4.57m x 3.52m)  
at maximum points.  
- Integrated ceiling speaker

#### • Bedroom 3

14'4" x 8'8" (4.36m x 2.65m)  
at maximum points.

#### • Bedroom 4

10'7" x 8'11" (3.23m x 2.72m)

#### • Bathroom

- Wall hung WC with concealed cistern  
- Wall hung wash basin with waterfall mixer tap and soft close storage drawers beneath  
- Bath set into tiled surround with Aqualisa shower with

monsoon shower head

- Tiled walls  
- Tiled flooring  
- Ladder rack heated towel rail

### FIRST FLOOR

#### • Landing

#### • Living Room

35'11" x 18'5" (10.95m x 5.61m)  
at maximum points.  
- Double sided wood burning stove by Stovex  
- Integrated ceiling speakers  
- Bi-folding doors to balcony  
- Full height sea facing window

#### • Kitchen/Breakfast Room

- Manufactured in Germany by Häcker  
- Copper worksurfaces  
- Soft close cupboard and drawer units

Integrated Siemens appliances consisting of:-

- Multi-function single oven  
- Multi-function compact oven with microwave  
- Five burner induction hob  
- Under counter fridge  
- Under counter freezer

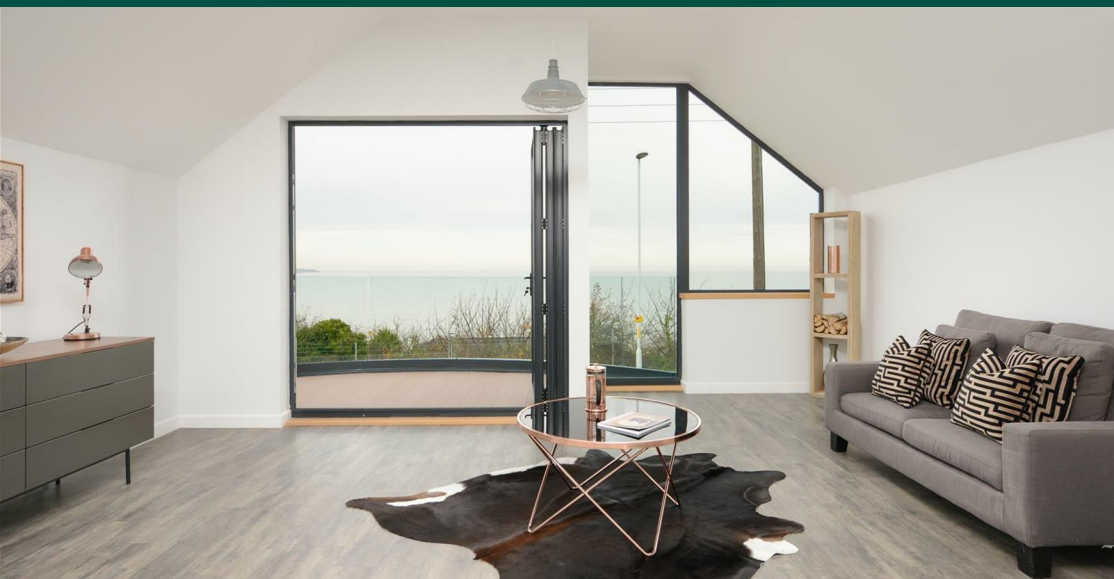












- Dishwasher
- Blanco Andano undermounted stainless steel sink with instant hot water tap
- LED under counter lighting
- Breakfast bar

#### • Balcony

- 6'7" x 4'9" ( 2.01m x 1.45m)  
at maximum points.
- Composite decking
  - Frameless toughened glass balustrade

#### • Utility Room

- 7'9" x 6'11" (2.36m x 2.11m)
- Integrated Siemens washer/dryer
  - Electronically operated Velux window

#### • Cloakroom

- Wall hung WC with concealed cistern
- Wall hung wash basin with soft close storage unit beneath

### OUTSIDE

#### • Detached Garage

- 16'11" x 9'1" (5.16m x 2.77m)
- Electronically operated up and over door

#### • Store Room

9'1" x 4'2" (2.77m x 1.27m)

#### • Rear Garden

- 114' x 40' (34.75m x 12.19m)
- Raised lawn
  - Cedar wood fencing
  - Indian sandstone patio

#### • Parking

### ANNEXE

- Connected to mains drainage and electric supply
- Underfloor heating to living room/bedroom
- Fully fitted kitchen
- WC, wash basin and walk-in shower cubicle with electric digital shower to en-suite shower room

#### • Living Room

16'2" x 14'9" (4.93m x 4.50m)  
at maximum points and incorporating:-

#### • Kitchen Area

#### • Bedroom

10'0" x 9'2" (3.05m x 2.79m)  
at maximum points.

#### • En-Suite Shower Room

### General Specification

- Built from ICF (Insulated Concrete Form) by Nadura
- Amtico flooring with underfloor heating throughout
- High performance grey powder coated aluminium windows and doors
- Gas fired Worcester Bosch boiler with oversized Megaflow hot water with pressurised system
- Heat recovery ventilation system
- Recessed LED lighting
- Designer light fittings
- Cedar wood cladding to Annexe and parts of main house
- Concealed Zinc guttering













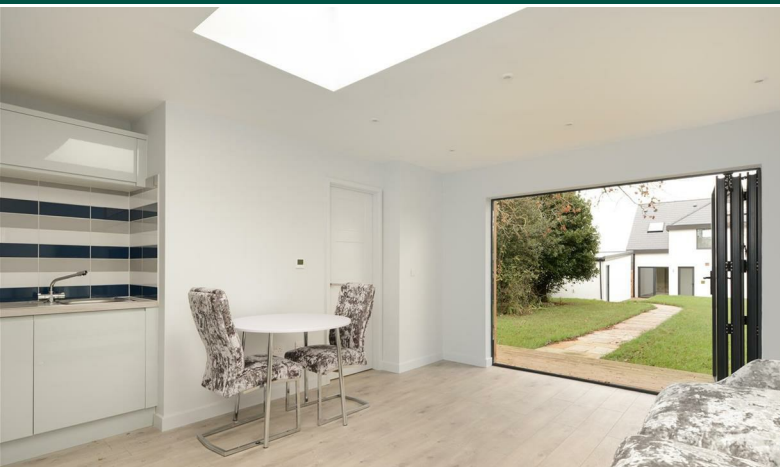












## Viewing

### STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95/97 Tankerton Road . Whitstable  
Kent CT5 2AJ

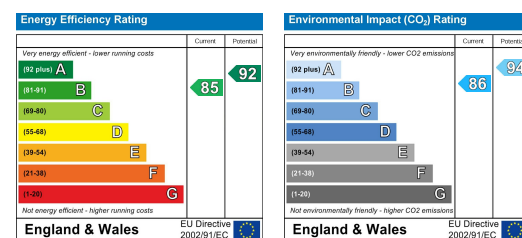
t: 01227 266441

f: 01227 266443

e: sales@christopherhodgson.co.uk

[www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)

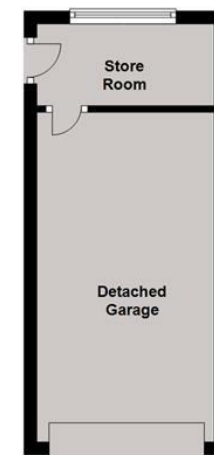
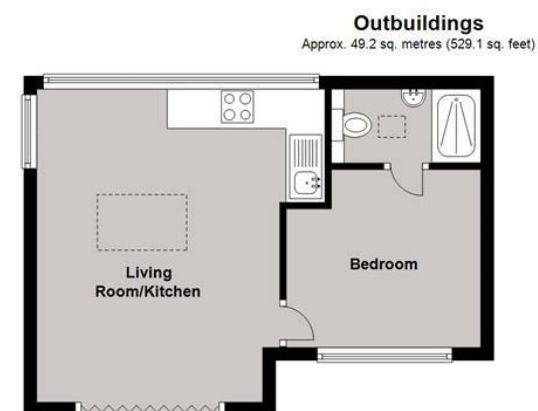
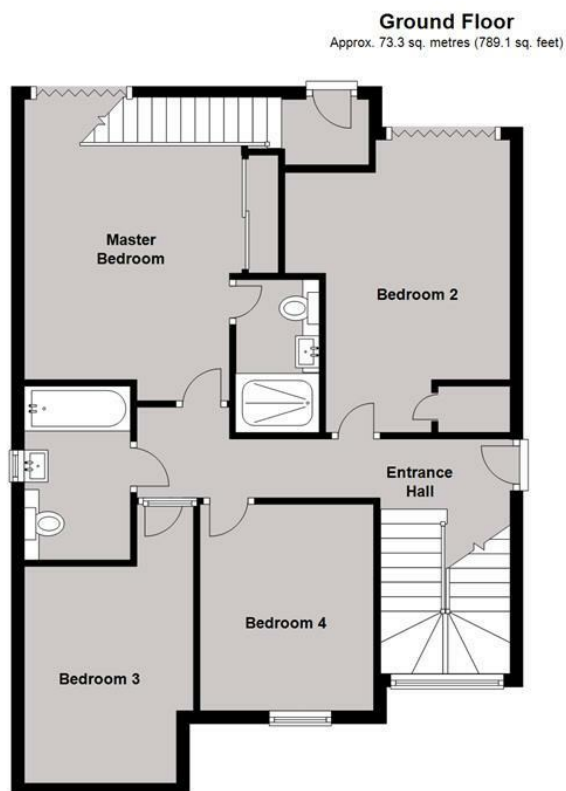
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Total area: approx. 200.7 sq. metres (2160.6 sq. feet)

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• 95/97 Tankerton Road, Whitstable, Kent CT5 2AJ, t: 01227 266441, f: 01227 266443, e: sales@christopherhodgson.co.uk  
[www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)