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46-48 Martindown Road

WHITSTABLE . KENT

Christopher
Hodgson

With stunning views over Whitstable and the North Kent coastline

STUNNING COASTAL VIEWS



WHITSTABLE’S BUSTLING BEACH WITH IT’S MIXTURE OF
BEACH & FISHING HUTS, HARBOUR AND SAILING CLUB ALL
WORKING IN HARMONY.

Specification...

46-48 Martindown Road

WHITSTABLE . KENT

A striking new development of two contemporary family homes, enviably situated in an elevated position from where they command unrivalled panoramic views over Whitstable, across the bay and towards the Isle of Sheppey.

Location

Martindown Road is a much sought after location on the outskirts of this popular seaside town, enjoying an elevated position and within easy access of Duncan Downs.

Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages.

The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

The mainline railway station at Whitstable provides frequent services to London (*Victoria*) approximately 80 mins and to the surrounding area.

The high speed Javelin service provides access to London (*St Pancras*) with a journey time of approximately 73 mins.

The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

Mileages by Road		Train Times (from Whitstable)	
• Canterbury	6 miles	• London St Pancras International	76 minutes
• London	60 miles	• London Victoria	83 minutes
• Ashford	20 miles		
• Dover	30 miles	Walking Distances	
• Eurotunnel Folkestone	32 miles	• Train Station	1.3 miles
• Ebbsfleet	37 miles	• Harbour	1.4 miles
• M2 motorway	7 miles	• High Street	1 mile
• M25 motorway	44 miles	• Beach	1.1 mile
• Gatwick Airport	66 miles		
• Heathrow Airport	90 miles		
• Stansted Airport	80 miles		

VIEW FROM THE FIRST FLOOR BALCONIES AT MARTINDOWN ROAD

Kitchen

- Integrated appliances consisting of:
- Neff Slide & Hide stainless steel 'circotherm' oven.
 - Neff stainless steel compact oven with microwave.
 - Neff fridge/freezer.
 - Neff 5 zone touch control induction hob.
 - Neff dishwasher.
 - CDA extractor hood.
 - CDA dual zone under counter wine cooler.
 - Quartz work surfaces.
 - Central island with breakfast bar.

Utility Room

- Under mounted stainless steel sink.
- Laminate work surfaces.
- Recess and plumbing for washing machine and tumble dryer.

Bathrooms

- White sanitary ware by Roca.
- Wall hung wash basins.
- Heated towel rails.
- WC with concealed cistern.
- Mira showers with tiled surround.
- Bath with tiled surround.

Heating

- Central heating system with gas fired Ideal Logic Plus boiler with pressurised hot water cylinder (*boiler carries a manufacturer's 7 year warranty*).
- Underfloor heating to ground and lower ground floors, individually controlled and zoned.
- Radiators to master bedroom.
- Electric underfloor heating to bathrooms.

Lighting & Electrical

- LED downlights to all rooms.
- TV points to living room, family room and bedrooms.
- Telephone points to entrance hall, living room, kitchen, family room and bedrooms.

Flooring

- High quality vinyl flooring to kitchen, family room, utility room, bathroom, en-suite shower rooms and cloakroom.

General

- Powder coated aluminium windows and bifold/French doors with multipoint locking.

- Folding doors opening from kitchen/ family room to balcony.
- White painted skirting and architraves.
- Internal timber staircase with glass balustrade.
- Intruder alarm.
- Smoke/fire alarm.
- Photovoltaic solar panels.

Outside

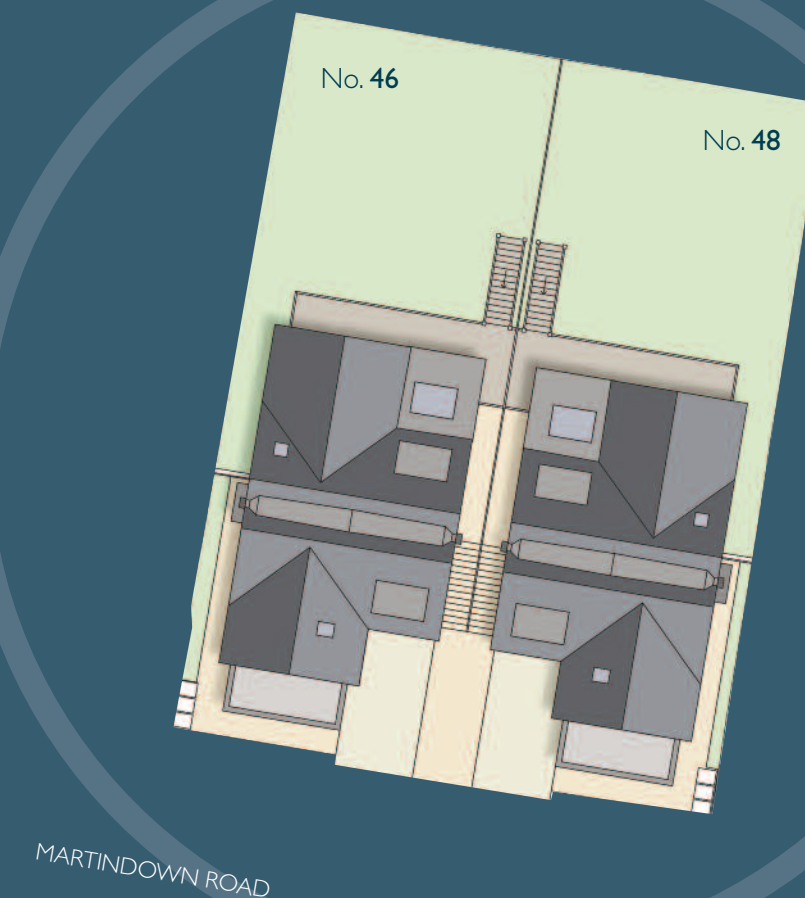
- Undercroft parking with light and power.
- Landscaped gardens.
- Balconies with glass panel inserts and stainless steel balustrades.
- Garden shed with light and power.
- Exterior lighting to front and rear of house.

Warranty

- Front and utility doors have an 8 year factory coatings warranty and manufacturers 10 year glazing & defects warranty.
- BLP 10 year warranty (*insurance backed by Allianz Global Corporate Speciality AG*).



Site plan...



The Development

46-48 MARTINDOWN ROAD

These exceptional detached houses have been designed to include an impressive specification throughout with spacious, largely open-plan accommodation set over three floors, to take advantage of the far reaching views from the principal rooms.

Ground Floor

The ground floor accommodation for each house comprises a spacious entrance hall, living room, family room open-plan to a stylish kitchen with full-height windows and bi-folding doors opening to a large balcony.

Lower Ground Floor

To the lower ground floor there are three double bedrooms, each with doors to outside space, three bathrooms (two en-suite) and a utility room.

First Floor

The first floor is occupied by the master bedroom suite, with en-suite shower room and dressing area.

Outside

The thoughtfully landscaped gardens provide the perfect environment in which to relax or entertain, with an area laid to lawn, a paved terrace which is partially sheltered, and a staircase rising to a large balcony which spans the width of the house.

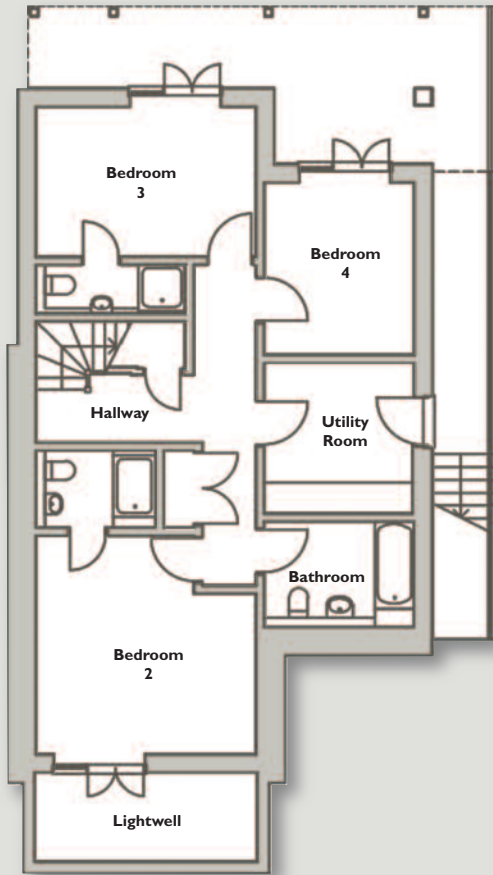
To the front of each house, a block paved driveway provides access to an undercroft parking area.

Note: Images indicate type of finish only and exact specification may differ.

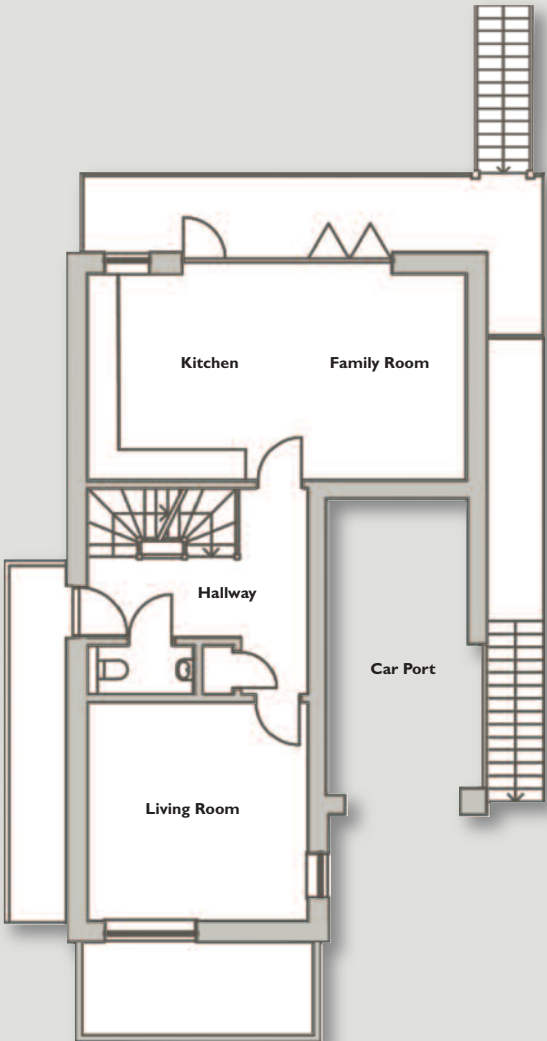


Floor plans...

No. 46



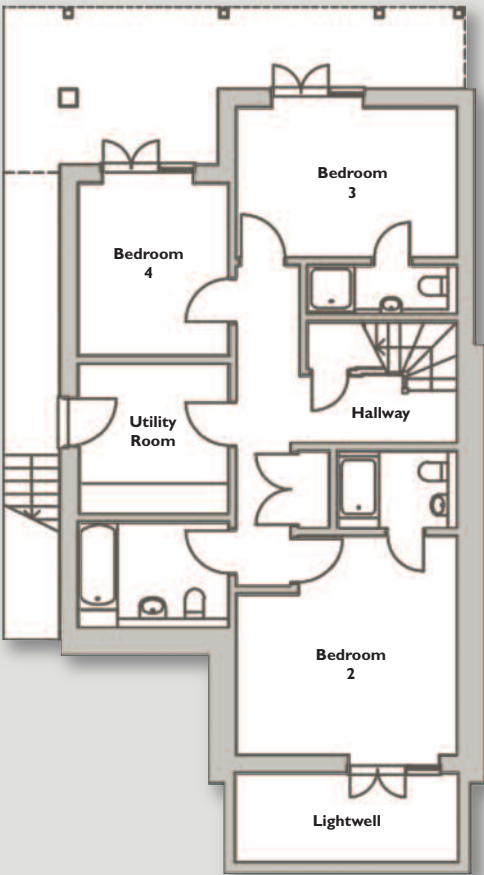
Lower Ground Floor



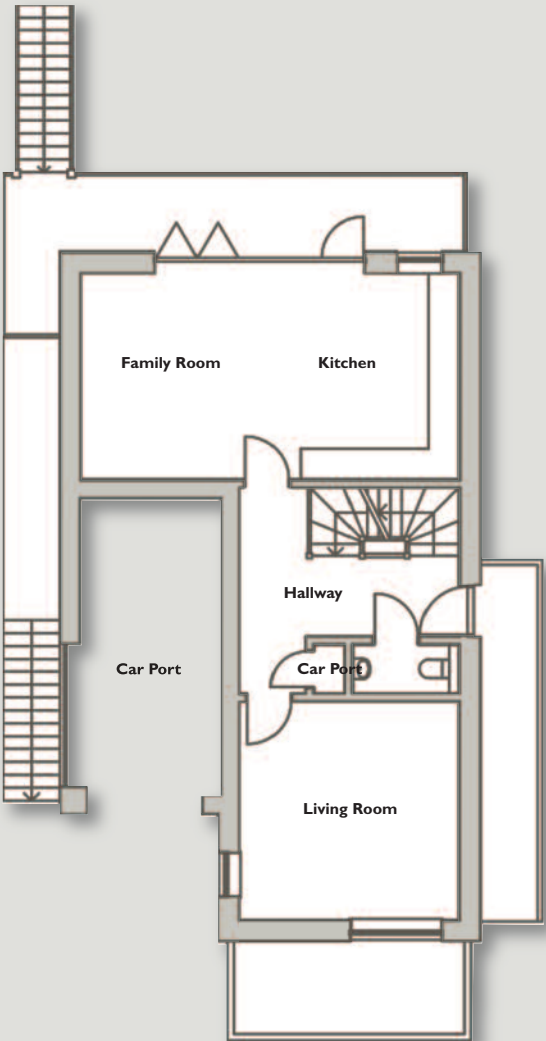
Ground Floor

Floor plans...

No. 48



Lower Ground Floor



Ground Floor

Floor Area

Gross internal area including carport:
• 183 sq.m (1970 sq.ft)

Room Sizes

LOWER GROUND FLOOR

- Bedroom 3: 13'9" x 9'6" (4.20m x 2.90m)
- En-Suite: 9'6" x 3'1" (2.90m x 0.95m)
- Bedroom 4: 14'5" x 11'2" (4.40m x 3.40m)
- Utility Room: 9'6" x 9'6" (2.90m x 2.90m)
- Hallway: 20'4" x 13'9" (6.20m x 4.20m)
- Bathroom: 9'6" x 6'7" (2.90m x 2.00m)
- Bedroom 2: 13'9" x 13'9" (4.20m x 4.20m)
- En-Suite: 7'7" x 4'11" (2.30m x 1.50m)

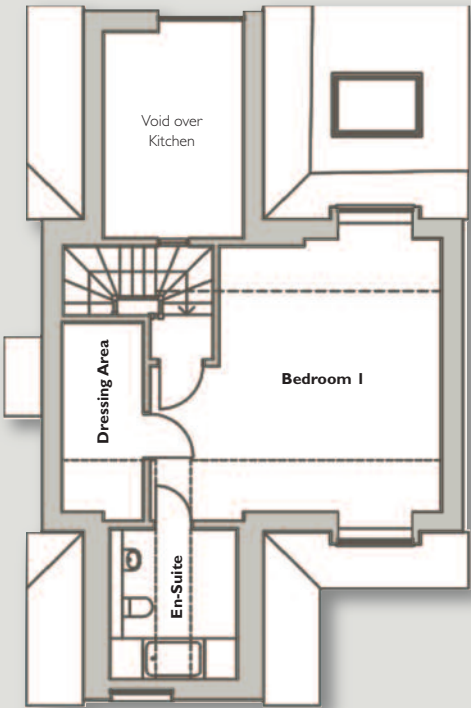
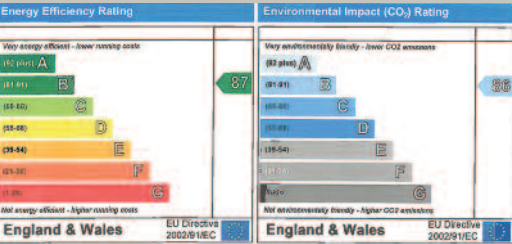
GROUND FLOOR

- Kitchen/Family Room: 23'11" x 13'1" (7.30m x 4.00m)
- Hallway: 13'9" x 13'1" (4.20m x 4.00m)
- Living Room: 13'9" x 13'9" (4.20m x 4.20m)
- Carport: 19'0" x 8'10" (5.80m x 2.70m)

FIRST FLOOR (Max with at least 1.5m head height)

- Bedroom 1: 18'4" x 17'5" (5.60m x 5.30m)
- Dressing Room: 12'10" x 5'3" (3.90m x 1.60m)
- En-Suite: 9'6" x 8'00" (2.90m x 2.45m)

Garden Dimensions 40'4" x 35'9" (12.30 x 10.90m)



First Floor

Floor Area

Gross internal area including carport:
• 183 sq.m (1970 sq.ft)

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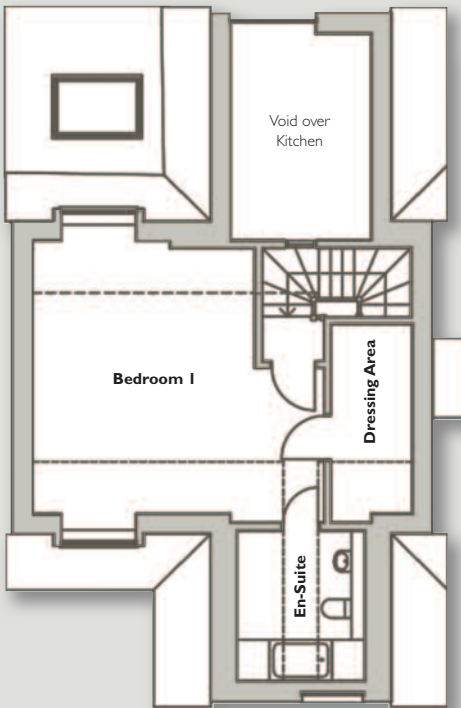
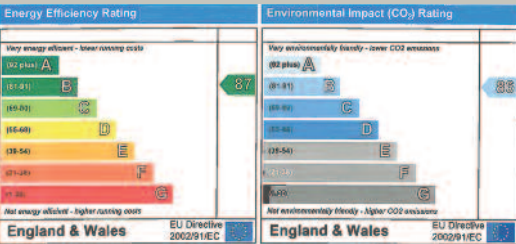
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Garden Dimensions 40'4" x 34'9" (12.30 x 10.60m)



First Floor



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...for Coastal, Country & City living.