

THE CHAUCER HOUSE COLLECTION WHITSTABLE



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Computer generated image

THE CHAUCER HOUSE COLLECTION

WHEATLEY ROAD, WHITSTABLE, CT5 1FT

The Chaucer House Collection is an exclusive development of 22 bespoke luxury apartments, occupying a highly desirable position less than half a mile from Whitstable's beautiful seafront and vibrant town centre.





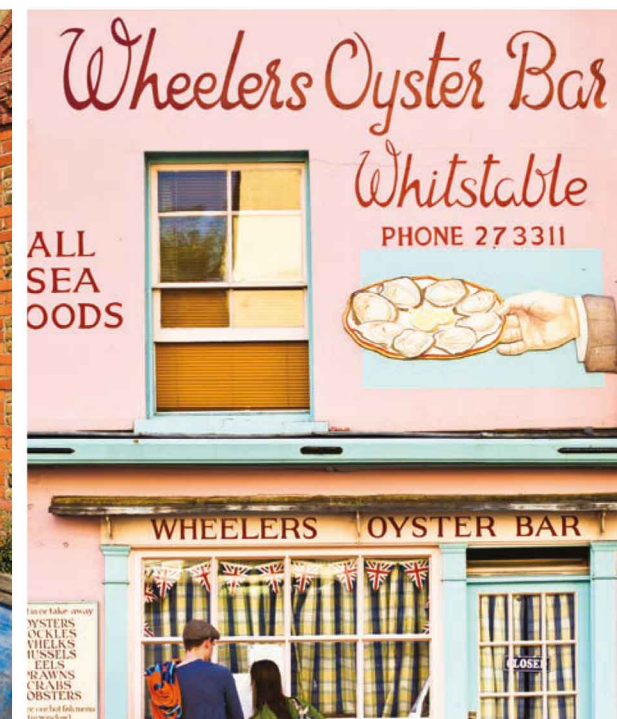


Westerly view across the roof tops of Whitstable,
from second floor apartments



Easterly view across Westmeads Recreation Ground
from second floor apartments

CONTEMPORARY COASTAL LIVING



It's just a short walk to Whitstable's attractive harbour and pebble beach, where colourful beach huts, weatherboard cottages and fishing boats evoke the perfect picture of the traditional British seaside. Break up a stroll with a bite at Wheeler's Oyster Bar, the oldest restaurant in the town, the harbour-side Crab and Winkle Restaurant or The Old Neptune pub which sits right on the beach. The quirky high street is also right on your doorstep.

Peppered with a vast choice of independent shops and galleries, quaint cafés and diverse eateries, the friendly but fashionable town offers a fantastic cosmopolitan lifestyle whilst retaining a laid-back charm.

Chaucer House is ideally placed for convenience as well as pleasure, with Whitstable Station just a five minute walk away for connections to London St. Pancras in around 74 minutes. Westmeads Community Infant School is just a couple of minutes away and excellent schooling options can be found in both Whitstable and nearby Tankerton.

LOCATION

- 1 Whitstable Market
- 2 Playhouse Theatre Whitstable
- 3 Whitstable & Seasalter Golf Club
- 4 Harbour Market
- 5 Harbour Books
- 6 Wheelers Oyster Bar
- 7 Harbour Street Tapas
- 8 Crab and Winkle Restaurant



THE
CHAUCER
HOUSE
COLLECTION

WHEATLEY ROAD, WHITSTABLE, CT5 1FT

BY FOOT	
Whitstable Train Station	5 minutes
Whitstable Harbour	8 minutes
Whitstable High Street	9 minutes
Whitstable Beach	12 minutes

BY TRAIN	
London St. Pancras	1 hour 14 minutes
London Cannon Street	1 hour 27 minutes
London Victoria	1 hour 33 minutes

BY ROAD	
Canterbury	20 minutes
Ashford	35 minutes
Dover	40 minutes
Ebbsfleet International	43 minutes
Eurotunnel Folkestone	45 minutes
Gatwick Airport	1 hour
Heathrow Airport	1 hour 25 minutes
Stansted Airport	1 hour 25 minutes
Central London	1 hour 30 minutes

All times are sourced from Google Maps and are to be used as a guide only.

LUXURY AND STYLE



Situated in a leafy residential spot in close proximity to the town centre, The Chaucer House Collection features a timeless Edwardian style façade, with apartments meticulously designed for luxurious modern living.

Offering a range of layouts, the one and two bedroom properties feature flexible open plan living spaces forming the ideal area for entertaining, with generous windows for a wonderful flow of natural light.

Excellent specification with premium fittings and sleek finishes provides the ultimate in contemporary comfort, and elegant interiors create a stylish backdrop that allows you to make your own mark.

The second floor Penthouse Collection comprises nine properties offering commanding, far reaching views. Some homes benefit from a private terrace or balcony and all homes have private parking, with a lift to all floors. There is direct access to the adjacent recreation ground, providing an expanse of green open space as well as play and sports facilities.

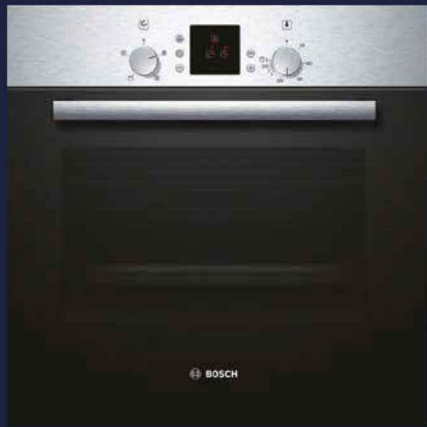
Above: Chaucer House lobby

Top right: Apartment 22, living/dining/kitchen

Bottom right: Apartment 4, living/dining/kitchen

All imagery is computer generated.

SPECIFICATION



KITCHEN

- Hacker German kitchen
- Under-cabinet LED lights
- Range of integrated stainless steel Bosch appliances including: oven, gas hob, slimline extractor hood. Washing machine, fridge/freezer and dishwasher from alternative European supplier

BATHROOMS

- Heated towel rails
- White wall hung sanitary ware with concealed cisterns, baths, low profile shower trays with chrome pillar mixer taps and thermostatic shower valves
- Vanity wall unit for the principal bathroom and under-sink storage

GENERAL

- Fitted wardrobes to the principal bedrooms
- White painted skirting, architraves and doors
- Storage with good access
- Ceiling heights: 1st/2nd floor of 2.5m (8'2")
- 'Homes for Life' which includes wheelchair access to both floors

HEATING/HOT WATER

- Gas fired combination boiler with a manufacturer's 10 year warranty
- Under floor heating to all rooms

FLOORING, DOORS & WINDOWS

- European engineered oak 190mm wide board floating flooring to all rooms except where tiling has been specified
- Windows: white double glazed powder coated aluminium

LIGHTING & ELECTRICAL

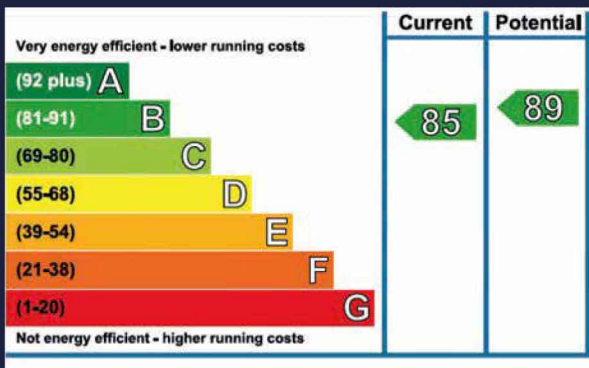
- LED ceiling lights to all rooms
- 1 x media socket to main reception room,
- 1 x master bedroom (wired for satellite TV, Freeview Sat, BT)

SECURITY

- Window locks
- Smoke/fire alarms throughout each apartment
- 24 hour CCTV security to all common parts
- Video door entry system

OUTSIDE

- Each apartment will have one allocated off street parking space
- Upgrade option: a private garage with mezzanine storage and electronically operated door (subject to availability)
- Bicycle store
- Access to Westmeads Recreation Ground
- 8 person passenger lift
- 2 staircases
- Ceiling height: grand entrance lobby circa 3.5m (11'6")



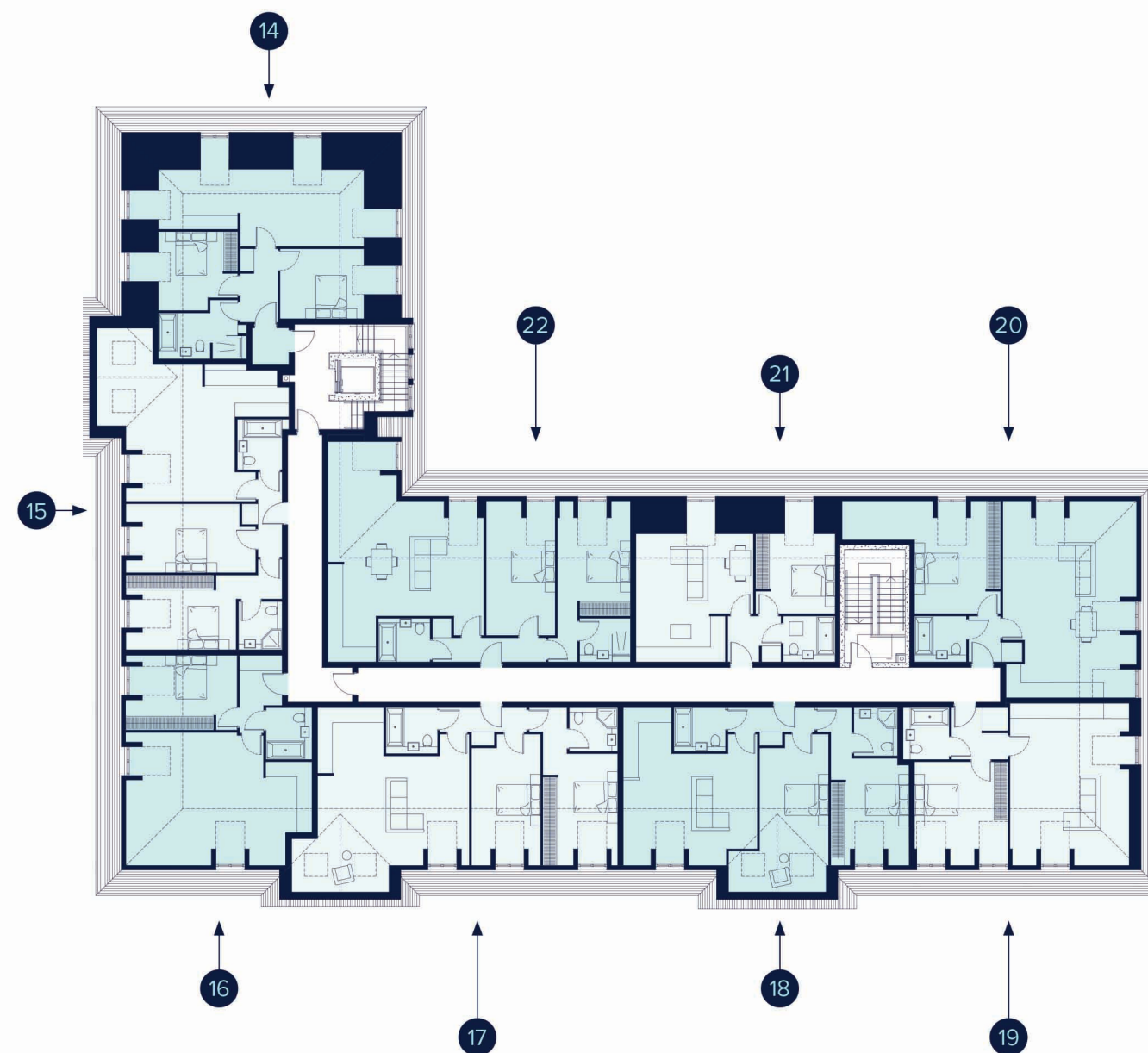
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

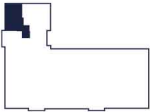
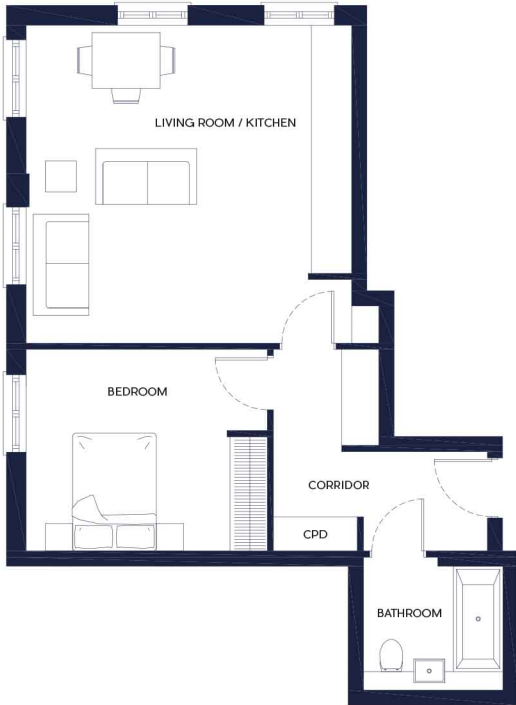


FIRST FLOOR



APARTMENT 1
54.3 sq m / 585 sq ft

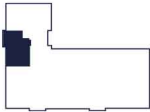
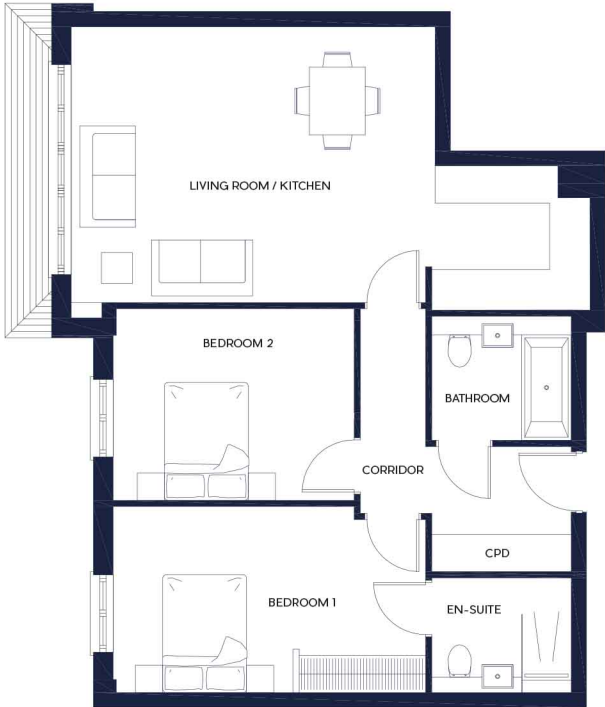
Living Room/Kitchen	7.47 x 4.28m / 24'6" x 10'0"
Bedroom	4.64 x 3.43m / 15'2" x 11'3"
Corridor	2.53 x 1.40m / 8'3" x 4'7"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"
Balcony	8.97 x 1.12m / 29'5" x 3'8"



APARTMENT 2
54 sq m / 581 sq ft

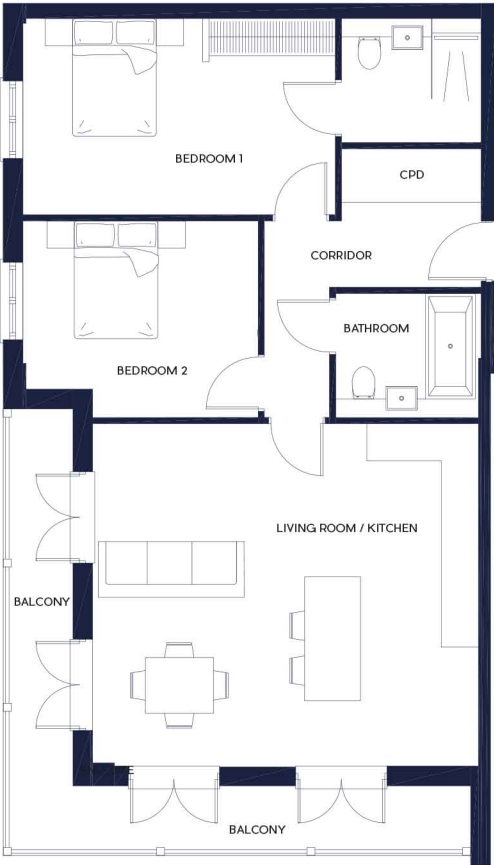
Living Room/Kitchen	5.25 x 5.12m / 17'2" x 16'9"
Bedroom	3.89 x 3.25m / 12'9" x 10'7"
Corridor	3.45 x 1.60m / 11'3" x 5'3"
Bathroom	2.14 x 2.09m / 7'1" x 6'10"

FIRST FLOOR



APARTMENT 3
78 sq m / 840 sq ft

Living Room/Kitchen	8.36 x 4.45m / 27'5" x 14'7"
Bedroom 1	5.04 x 3.00m / 16'6" x 9'10"
Bedroom 2	3.89 x 3.10m / 12'9" x 10'2"
Corridor	3.30 x 2.01m / 10'10" x 6'6"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"
En-Suite	2.25 x 1.85m / 7'4" x 6'1"



APARTMENT 4
81.9 sq m / 881 sq ft

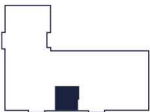
Living Room/Kitchen	6.22 x 5.53m / 20'5" x 18'1"
Bedroom 1	5.04 x 3.16m / 16'6" x 10'4"
Bedroom 2	3.79 x 3.17m / 12'5" x 10'5"
Corridor	3.50 x 2.23m / 11'5" x 7'4"
Bathroom	2.34 x 2.00m / 7'8" x 6'6"
En-Suite	2.25 x 2.00m / 7'5" x 6'6"
Balcony	7.40 x 7.10m / 24'3" x 23'4"

FIRST FLOOR



APARTMENT 5
59.3 sq m / 638 sq ft

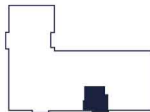
Living Room/Kitchen	8.02 x 4.75m / 26'3" x 15'7"
Bedroom	3.98 x 3.25m / 13'1" x 10'8"
Corridor	2.90 x 2.01m / 9'5" x 6'7"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"
Balcony	3.13 x 1.09m / 10'3" x 3'7"



APARTMENT 6
52.3 sq m / 563 sq ft

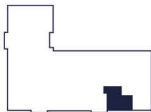
Living Room/Kitchen	7.45 x 4.35m / 24'5" x 14'3"
Bedroom	3.98 x 3.25m / 13'0" x 10'8"
Corridor	2.90 x 2.18m / 9'5" x 7'1"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"
Balcony	3.12 x 1.03m / 10'3" x 3'4"

FIRST FLOOR



APARTMENT 7
57 sq m / 613 sq ft

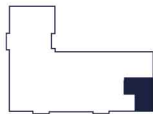
Living Room/Kitchen	8.10 x 4.21m / 26'7" x 13'10"
Bedroom	5.10 x 3.55m / 16'9" x 11'8"
Corridor	3.26 x 1.67m / 10'8" x 5'5"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"



APARTMENT 8
51.9 sq m / 559 sq ft

Living Room/Kitchen	5.35 x 4.80m / 17'6" x 15'9"
Bedroom	4.70 x 3.00m / 15'5" x 9'10"
Corridor	4.00 x 3.20m / 13'1" x 10'6"
Bathroom	2.25 x 2.25m / 7'4" x 7'4"

FIRST FLOOR



APARTMENT 9
71.8 sq m / 773 sq ft

Living Room	5.45 x 4.83m / 17'10" x 15'10"
Kitchen	3.70 x 2.00m / 12'1" x 6'6"
Bedroom 1	4.30 x 3.15m / 14'1" x 10'4"
Bedroom 2	4.30 x 2.65m / 14'1" x 8'8"
Corridor	4.35 x 3.15m / 14'3" x 10'4"
Bathroom	3.20 x 1.90m / 10'6" x 6'2"

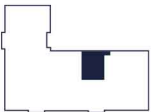
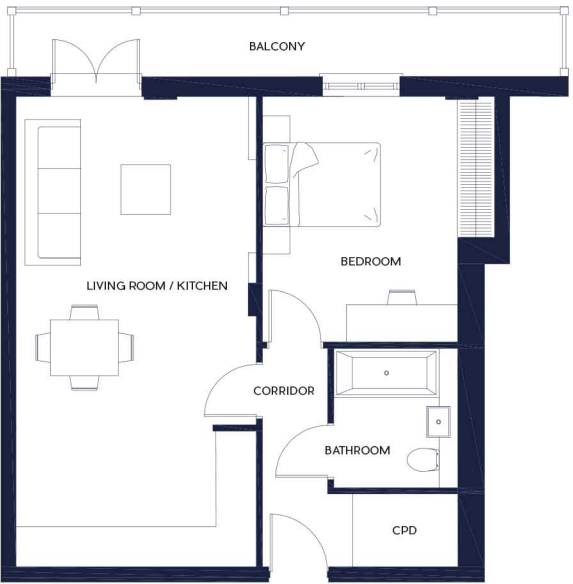
FIRST FLOOR



APARTMENT 10
75.8 sq m / 816 sq ft

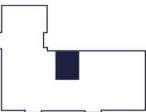
Living Room	5.11 x 3.07m / 16'9" x 10'1"
Kitchen	4.00 x 3.07m / 13'1" x 10'0"
Bedroom 1	3.80 x 3.52m / 12'5" x 11'6"
Bedroom 2	3.49 x 3.07m / 11'4" x 10'0"
Corridor	6.30 x 4.38m / 20'8" x 14'4"
Shower Room	2.17 x 1.60m / 7'1" x 5'3"
En-Suite	2.17 x 1.60m / 7'1" x 5'3"
Balcony	12.24 x 1.13m / 40'2" x 3'8"

FIRST FLOOR



APARTMENT 11
55.3 sq m / 595 sq ft

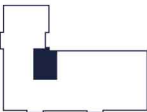
Living Room/Kitchen	7.59 x 3.88m / 24'10" x 12'9"
Bedroom	3.95 x 3.74m / 12'11" x 12'3"
Corridor	3.53 x 3.15m / 11'7" x 10'4"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"
Balcony	8.85 x 1.02m / 29'0" x 3'3"



APARTMENT 12
54 sq m / 581 sq ft

Living Room/Kitchen	7.59 x 3.90m / 24'11" x 12'9"
Bedroom	3.91 x 3.16m / 12'10" x 10'4"
Corridor	3.53 x 3.16m / 11'7" x 10'4"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"
Balcony	7.42 x 1.03m / 24'4" x 3'4"

FIRST FLOOR



APARTMENT 13
62.9 sq m / 678 sq ft

Living Room/Kitchen	7.58 x 7.30m / 24'8" x 23'9"
Bedroom	3.58 x 3.45m / 11'7" x 11'3"
Corridor	4.10 x 3.58m / 13'4" x 11'7"
Bathroom	2.43 x 2.00m / 7'9" x 6'5"
Balcony	3.55 x 2.15m / 11'6" x 7'0"

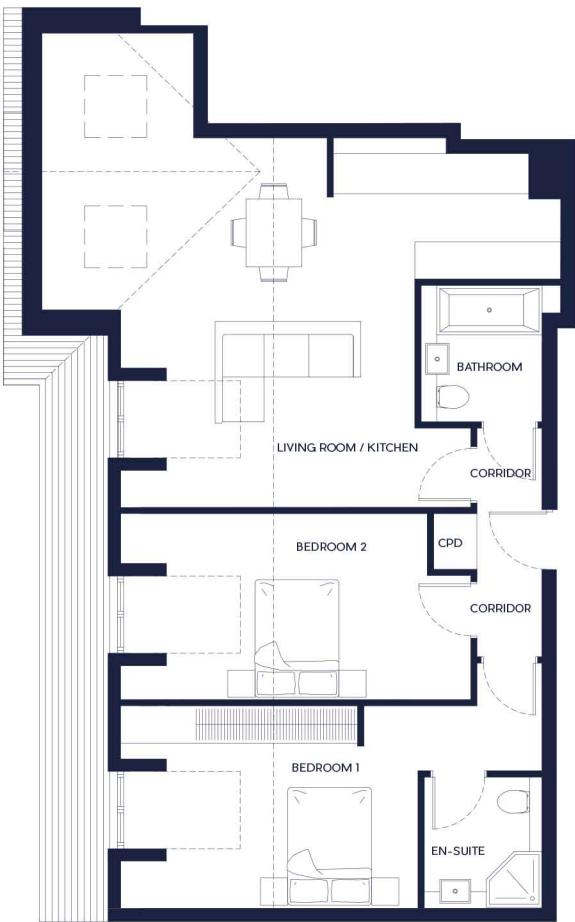
SECOND FLOOR



APARTMENT 14
70.1 sq m / 754 sq ft

Living Room/Kitchen	8.94 x 3.35m / 29'3" x 10'10"
Bedroom 1	3.45 x 3.44m / 11'3" x 11'3"
Bedroom 2	4.20 x 3.04m / 13'8" x 10'0"
Corridor	3.20 x 1.64m / 10'5" x 5'4"
Bathroom	3.83 x 2.57m / 12'6" x 8'4"

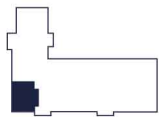
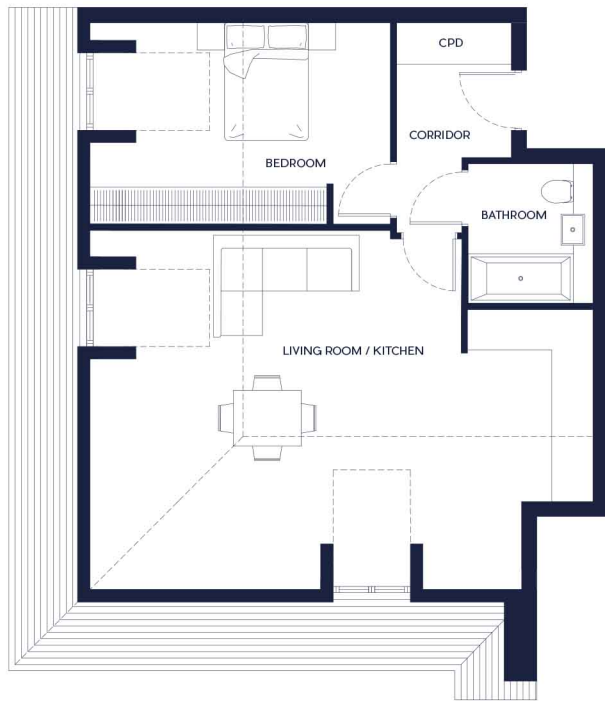
SECOND FLOOR



APARTMENT 15
90.9 sq m / 979 sq ft

Living Room/Kitchen	8.36 x 5.96m / 27'5" x 19'6"
Bedroom 1	6.80 x 3.27m / 22'3" x 10'8"
Bedroom 2	5.65 x 3.00m / 18'6" x 9'10"
Corridor	3.70 x 1.05m / 12'1" x 3'4"
Bathroom	2.20 x 1.95m / 7'2" x 6'4"
En-Suite	2.12 x 1.90m / 7'0" x 6'2"

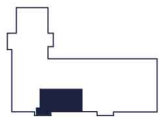
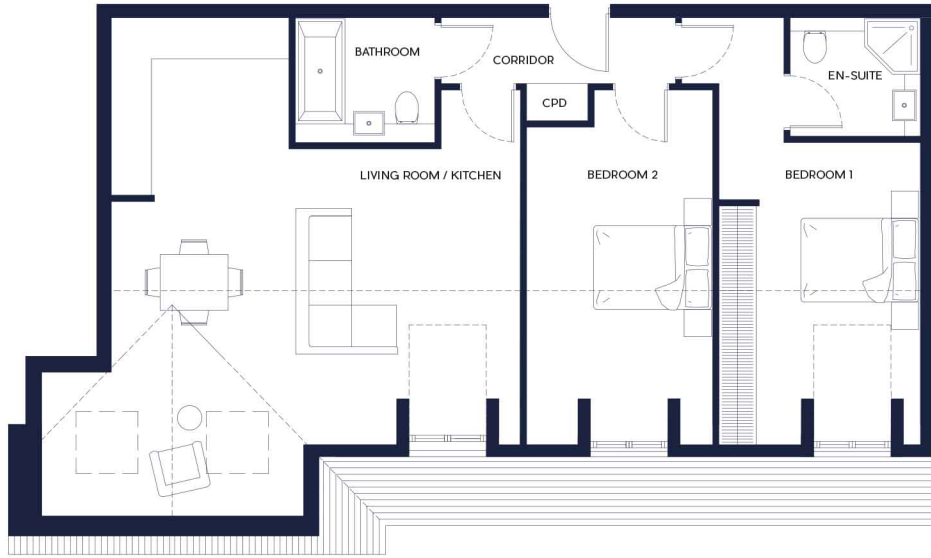
SECOND FLOOR



APARTMENT 16
68.4 sq m / 736 sq ft

Living Room/Kitchen	8.11 x 5.79m / 26'6" x 19'0"
Bedroom	4.85 x 3.25m / 15'11" x 10'7"
Corridor	3.39 x 1.85m / 11'1" x 6'1"
Bathroom	2.25 x 2.02m / 7'4" x 6'7"

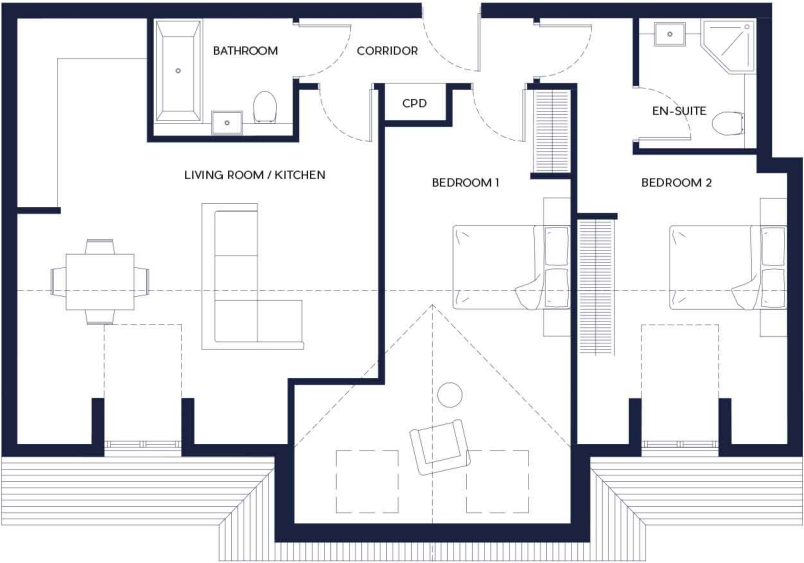
SECOND FLOOR



APARTMENT 17
94.8 sq m / 1020 sq ft

Living Room/Kitchen	8.04 x 6.60m / 26'4" x 21'7"
Bedroom 1	6.89 x 3.25m / 22'6" x 10'7"
Bedroom 2	5.72 x 3.00m / 18'8" x 9'10"
Corridor	3.78 x 1.07m / 12'4" x 3'5"
Bathroom	2.25 x 2.02m / 7'4" x 6'7"
En-Suite	2.10 x 1.92m / 6'10" x 6'3"

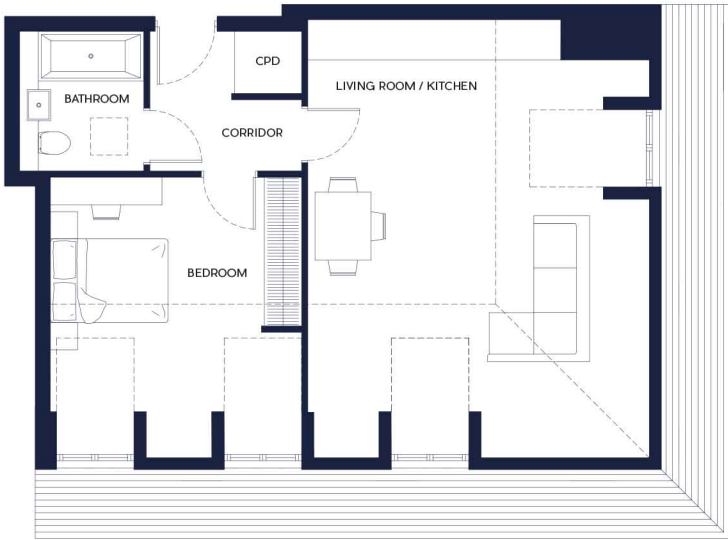
SECOND FLOOR



APARTMENT 18
89.1 sq m / 959 sq ft

Living Room/Kitchen	6.87 x 5.83m / 22'5" x 19'1"
Bedroom 1	7.00 x 4.46m / 22'11" x 14'7"
Bedroom 2	4.67 x 3.40m / 15'3" x 11'2"
Corridor	3.78 x 1.05m / 12'4" x 3'4"
Bathroom	2.25 x 1.90m / 7'4" x 6'2"
En-Suite	2.00 x 1.90m / 6'6" x 6'2"

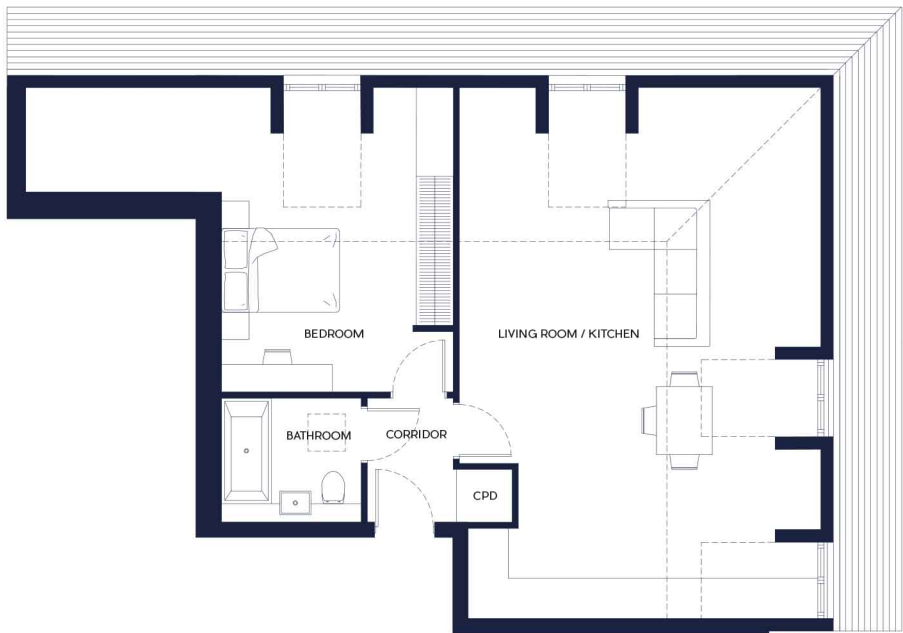
SECOND FLOOR



APARTMENT 19
66.2 sq m / 713 sq ft

Living Room/Kitchen	7.06 x 5.51m / 23'2" x 18'1"
Bedroom	4.47 x 4.05m / 14'7" x 13'3"
Corridor	2.45 x 2.25m / 8'0" x 7'4"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"

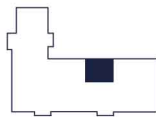
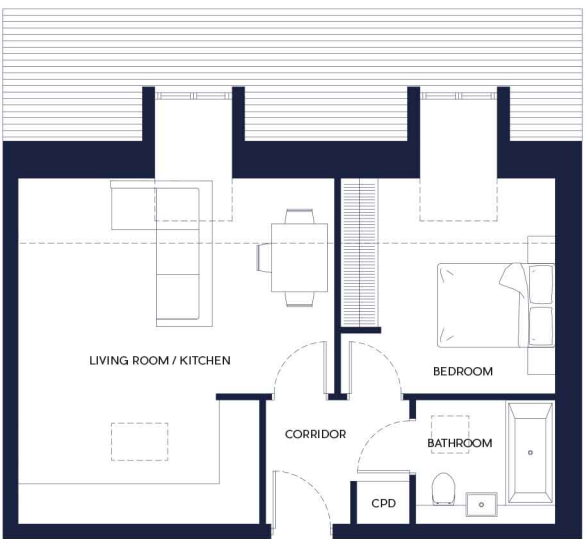
SECOND FLOOR



APARTMENT 20
80.6 sq m / 867 sq ft

Living Room/Kitchen	8.56 x 5.83m / 28'1" x 19'1"
Bedroom	6.89 x 4.91m / 22'6" x 16'1"
Corridor	2.33 x 2.00m / 7'6" x 6'6"
Bathroom	2.25 x 2.00m / 7'5" x 6'6"

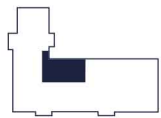
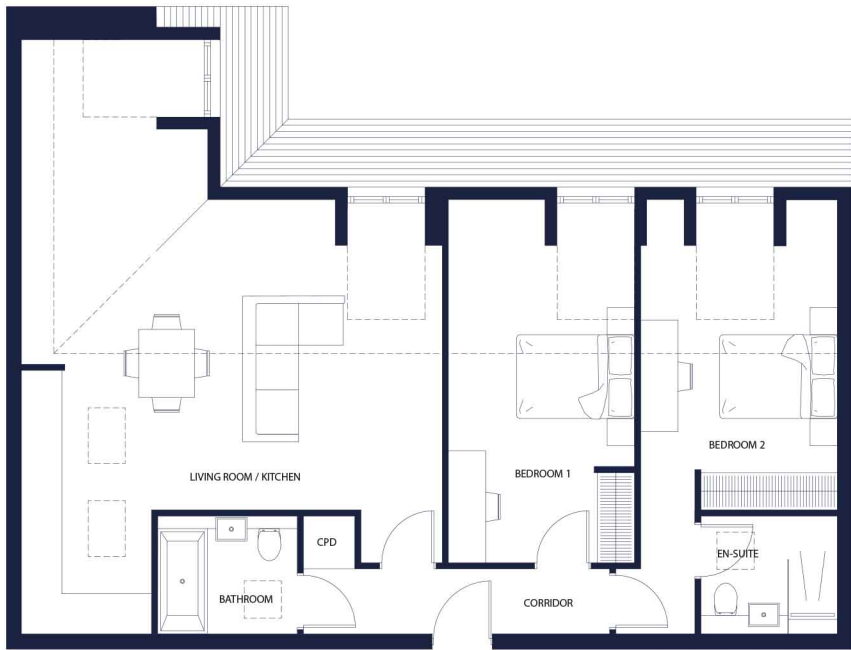
SECOND FLOOR



APARTMENT 21
50 sq m / 539 sq ft

Living Room/Kitchen	5.57 x 5.10m / 18'3" x 16'7"
Bedroom	3.48 x 3.46m / 11'4" x 11'4"
Corridor	2.32 x 2.00m / 7'6" x 6'6"
Bathroom	2.25 x 2.00m / 7'4" x 6'6"

SECOND FLOOR



APARTMENT 22
98.4 sq m / 1059 sq ft

Living Room/Kitchen	9.58 x 6.79m / 31'4" x 22'3"
Bedroom 1	5.80 x 3.00m / 19'0" x 9'10"
Bedroom 2	5.00 x 3.17m / 16'4" x 10'5"
Corridor	4.94 x 1.90m / 16'2" x 6'2"
Bathroom	2.25 x 1.90m / 7'4" x 6'2"
En-Suite	2.20 x 1.90m / 7'2" x 6'2"



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Take advantage of the government Help to Buy Equity Loan which makes it possible to buy one of our apartments with just a 5% deposit.

Find out more at helptobuy.gov.uk

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