



Whitstable

£675,000 Freehold

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# Whitstable

9 Admiralty Walk, Whitstable, Kent, CT5 4ET

An attractive detached chalet house situated in a favoured sea facing location, from where it commands far reaching views across Whitstable Bay.

The light and spacious accommodation is arranged on the ground floor to provide an entrance porch, living/dining room, kitchen with doors opening to a South facing veranda, a utility room, one double bedroom and a smartly fitted bathroom. To the first floor there is a generous sitting room and a second double bedroom. The property also benefits from a ground floor studio, dark room and store room which could be remodelled to create further living/bedroom accommodation (subject to all necessary consents and approvals being obtained).

The South facing gardens have been beautifully landscaped, extending to 61ft (19m) and incorporate a large studio/summer house. A driveway to either side of the property provides off road parking for a number of vehicles.



## Location

Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by a pleasant walk along the beach. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and watersport's facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80mins with the high speed Javelin service providing 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 as well as to the channel ports and connecting motorway network.

## Accommodation

The accommodation and approximate measurements are:

### • Entrance Porch

### • Living/Dining Room

22'4" x 12'10" (6.81m x 3.91m)  
at maximum points.

### • Kitchen

14'3" x 6'11" (4.34m x 2.11m)  
at maximum points

### • Utility Room

9'11" x 7'10" (3.02m x 2.39m)

### • First Floor Sitting Room

22'3" x 15'1" (6.78m x 4.60m)  
at maximum points.

### • Bedroom 1

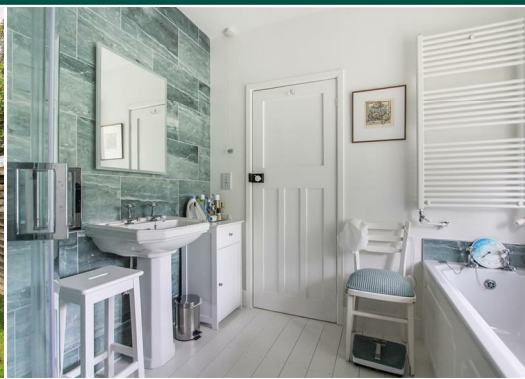
15'1" x 13'4" (4.61m x 4.07m)  
at maximum points.

### • Bedroom 2

12'0" x 9'11" (3.67m x 3.02m)  
at maximum points.

### • Bathroom





- **Dark Room**

8'8" x 7'11" (2.64m x 2.41m)  
at maximum points.

- **Studio**

15'8" x 14'1" (4.78m x 4.29m)  
at maximum points.

- **Store Room**

11'10" x 7'8" (3.61m x 2.34m)

- **Garden Studio**

12'9" x 11'7" (3.89m x 3.53m)

- **Store Room**

11'7" x 10'11" (3.53m x 3.33m)

- **Rear Garden**

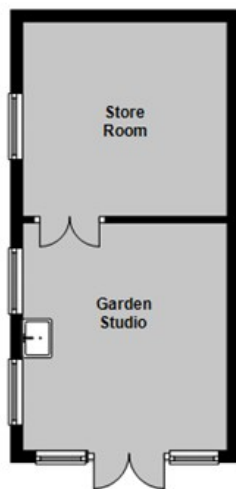
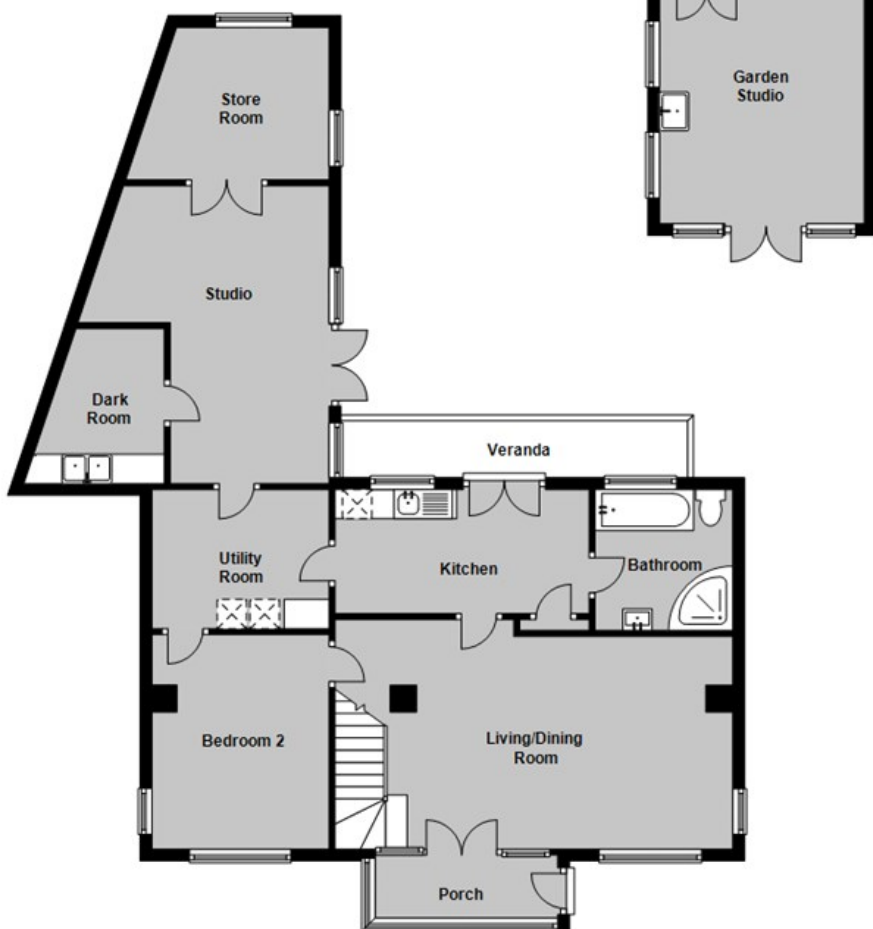
61' x 52' (18.59m x 15.85m )





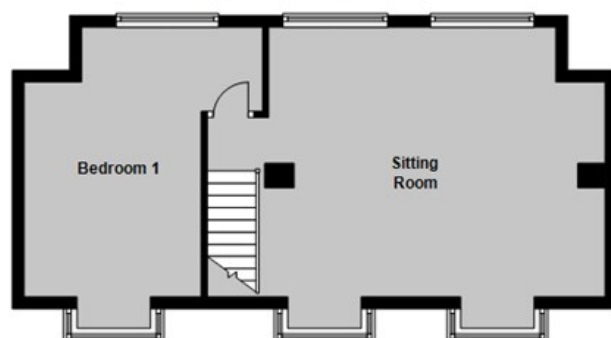
### Ground Floor

Approx. 95.0 sq. metres (1022.7 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 140.0 sq. metres (1506.7 sq. feet)

**Council Tax Band C.** The amount payable under tax band C for the year 2018/2019 is £1500.04

**Viewing: STRICTLY BY APPOINTMENT WITH AGENTS .t: 01227 266441**

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