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Energy Efficiency Rating

EU Directive 2002/91/EC

Not energy efficient - higher running costs

A (92 plus) (81-91) Very energy efficient - lower running costs

B (81-91) (69-80)

C (69-80) (55-68)

D (55-68) (39-54)

E (39-54) (21-38)

F (21-38) (1-20)

G (1-20) Not environmentally friendly - higher CO2 emissions

Current Potential

73 76

Environmental Impact (CO₂) Rating

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Current Potential

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10 Admiralty Walk
Whitstable, CT5 4ET



Working for you and with you

10 Admiralty Walk
Whitstable, CT5 4ET

Superb seafront setting with panoramic views, stunning sunsets, direct beach access and, for those buyers looking to create a 21st Century contemporary beach front residence, endless potential and creative opportunity (subject to pp). Located in desirable Admiralty Walk away from the hustle and bustle, yet within a few minutes' drive or a pleasant seafront walk into fashionable Whitstable, this individual home built in 1989 is now on the open market for the first time in 30 years. Approached via steps down, and a well-stocked and mature tiered front garden, a decked bridge leads to the entrance door. Once inside a picture window in the lounge frames the coastal view from the entrance hall. The first floor accommodation comprises lounge/diner with vaulted ceiling occupying the rear of the house and providing glorious uninterrupted views up and down the coastline, sun room, kitchen, study and cloakroom. A two-stage staircase leads down to the ground floor comprising 4 bedrooms, en-suite shower room, family bathroom and a further separate shower room, useful when coming straight off the beach. A pleasant and manageable seafront garden leads directly on to the pebble beach with its glistening water and world famous Oyster beds. Off road parking together with a 24ft+ garage with electrically operated roller door completes this unique home.

£1,250,000



Entrance Hall

15'11 x 5'6 (4.85m x 1.68m)
Upvc double glazed entrance door and double glazed panel to side. Stairs to ground floor with large window over stairwell and built-in cupboard housing gas boiler. Radiator. Hive thermostat for central heating. Double doors to Lounge/Diner.

Cloakroom

Suite comprising WC and wash hand basin. Extractor fan. Radiator. Fully tiled.

Study

10'7 x 8'6 (3.23m x 2.59m)
Upvc double glazed window to front aspect. Window seat with built-in storage. Radiator. Phone point. TV point. Built-in storage cupboard

Kitchen

125'5 x 10'4 (38.23m x 3.15m)
Upvc double glazed window to front aspect. Skylight. Range of matching kitchen units with soft closers and concealed lighting. Space for fridge/freezer and tumble dryer. Plumbing for washing machine and dishwasher. Built-in electric double oven and grill. Ceramic hob with extractor cooker hood above. Stainless steel 1.5 bowl sink unit. Telephone point. Radiator. Downlighters. Ornamental beams. Tiled floor.

Lounge/Diner

24'4 x 14'11 narr to 12'12 (7.42m x 4.55m narr to 3.66m)
Upvc double glazed picture window to rear aspect with panoramic coastal views. Vaulted ceiling. Triple glazed high level windows to front. Feature fireplace with Bressummer beam housing coal effect gas fire (not used). Concealed, feature and wall lighting. Ornamental beams. Three radiators. TV point. Door to Sun Room

Sun Room

10'4 x 6' (3.15m x 1.83m)
Upvc double glazed tilt and turn windows to rear aspect with panoramic coastal views. Radiator. Tiled floor.

Ground Floor

Ground Floor Hallway

Upvc double glazed door to side. Airing cupboard housing hot water cylinder. Under-stairs storage cupboard with light. Radiator. Power points.

Master Bedroom

13' into door recess x 11'7 (3.96m into door recess x 3.53m)
Upvc double glazed window to rear aspect overlooking the beach and sea. Two double built-in wardrobes. Radiator. Door to

En-Suite Shower Room

6'6 x 5'10 (1.98m x 1.78m)
Suite comprising shower enclosure with Aqualisa shower unit, wash hand basin set into vanity unit with cupboard under and concealed cistern WC. Chrome heated towel rail. Extractor fan. Upvc double glazed frosted window to side aspect. (we understand this room was renovated in 2016).



Bedroom 2

11'6 x 8'1 to front of wardrobes (3.51m x 2.46m to front of wardrobes)
Upvc double glazed window to rear aspect overlooking the beach and sea. Built-in wardrobes. Radiator.

Bedroom 3

11'5 x 8'3 (3.48m x 2.51m)
Upvc double glazed window to front aspect. Radiator. Built-in cupboard.

Bedroom 4

9'1 x 8'2 (2.77m x 2.49m)
Upvc double glazed window to front aspect. Radiator.

Shower Room

Upvc double glazed frosted window to side aspect. Shower enclosure with electric shower unit. Extractor fan. Radiator. Tiled walls.

Family Bathroom

5'10 x 5'10 (1.78m x 1.78m)
Coloured 'retro' suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Tiled walls.

Seafront Garden

44'9 x 36'5 (13.64m x 11.10m)
Attractive garden with semi circular paved patio area, circular lawn with mature planted shrub and flower borders and shingle pathway with stepping stones leading directly on to the beach. Exterior lights. Exterior power point. Enclosed with fencing and pedestrian gates.

Front Garden

Steps down to a tiered garden with mature planting and decked bridge to the entrance door. Sensor operated lighting. Purpose built island table with Granite top housing gas and electric meters. Purpose built secure storage room beneath the deck for surfboards, canoes and garden equipment. Exterior tap. Pathway down to the seafront garden.

Spacious Garage & Workshop

24'8 x 16'8 (7.52m x 5.08m)
Electric roller door to front. Pedestrian door to side. Power and light. Consumer unit. Window to rear with views over the house to the sea beyond.

Parking

Shingle off road parking area.

Location

Whitstable, a charming and historic coastal town, with its varied and interesting array of individual retailers, restaurants, yachting and water sports facilities is approximately a mile. Whitstable railway station provides fast and frequent links to London and there is also easy access to the A2/M2 via the A299.

