



Seasalter Beach, Whitstable







## Sunnyside Seasalter Beach Whitstable Kent, CT5 4EU

1.5 miles Whitstable  
20 miles Ashford

7 miles Canterbury  
21 miles Ramsgate

### Description

#### Ground Floor

- Entrance Hall
- Cloakroom
- Lounge  
23'9 x 21'9  
(7.24m x 6.63m)  
Access to sea-facing balcony
- Study  
19'2 x 11'4  
(5.84m x 3.45m)  
Access to sea-facing balcony
- Kitchen/Dining Area  
31'4 x 13'4  
(9.55m x 4.06m)

- Walk-in Dressing Room
- En-suite Shower Room
- Bedroom  
13'1 x 9'3  
(3.99m x 2.82m)
- En-suite Shower Room
- Bedroom  
13'1 x 7'7  
(3.99m x 2.31m)
- Bedroom  
10'3 x 9'3  
(3.12m x 2.82m)
- Bath and Shower Room
- Utility Room  
9'4 x 7'8  
(2.84m x 2.34m)

#### External

- Conservatory  
13'7 x 8'1  
(4.14m x 2.46m)  
Access to sea-facing balcony

- Front/Driveway
- Double Garage  
19'2 x 18'4  
(5.84m x 5.59m)

#### Lower Ground Floor

- Hallway
- Games Room  
31'2 x 18'3  
(9.50m x 5.56m)
- Bedroom  
19'1 x 14'0  
(5.82m x 4.27m)

- Boat Store  
27'2 x 11'10  
(8.28m x 3.61m)  
Direct beach access
- Rear Garden  
- On several levels  
featuring well-stocked  
flower beds and a hot tub  
with changing room





## Property

Right on the beach, this property will delight even the most discerning of buyers. A truly unique four-bedroom detached architect designed coastal residence that enjoys arguably one of the best seafront locations on the Kent Coast. Situated on a private road with no through traffic, the house benefits from its own private access to the beach. The house also boasts a boating garage and its own private slipway to launch directly into the sea at high tide.

Built by the current owner in 1987, the property was designed to orient the main living accommodations and take maximum advantage of the breath-taking sea views. The spacious well-proportioned accommodation is arranged over two floors with the upper level featuring a large entrance hallway, superb lounge with access to the sea-facing balcony, large study, fitted kitchen/dining room with granite work surfaces and integrated appliances, cloakroom and a conservatory which also enjoys the remarkable coastal views.

The lower level has a snooker room with access to an outside decking area. The master bedroom has an en-suite shower room and walk-in dressing room, the guest suite has an en-suite W.C and there are two further double bedrooms, a family bathroom and a utility/laundry room. There is certainly scope to re-configure the property to one's liking and the current owner previously had planning permission to extend upwards. This could be easily re-visited with the local authority.



Externally, there are beautiful tiered gardens with a Mediterranean feel featuring well-stocked flower beds and a hot tub with changing room. There is also a double garage in addition to the boat store with direct beach access.

Whitstable town centre is within easy access where you will find a wide variety of shopping, dining and leisure activities available, as well as the popular working harbour and mainline railway station which provides a regular service to London. The Cathedral City of Canterbury is approximately 7 miles away which is renowned for its excellent private and public schools, plus universities. Canterbury also offers high-speed rail links to London St. Pancras taking less than an hour.

## Our Time Here

I visited the original house late one evening some 28 years ago. To my surprise I saw the most beautiful sunset across the stretch of water. I was sold straight away. The approach via a made up road, which is very private with no through exit, was in character to this original seaside chalet timber house, this was in need of replacement or total refurbishment!

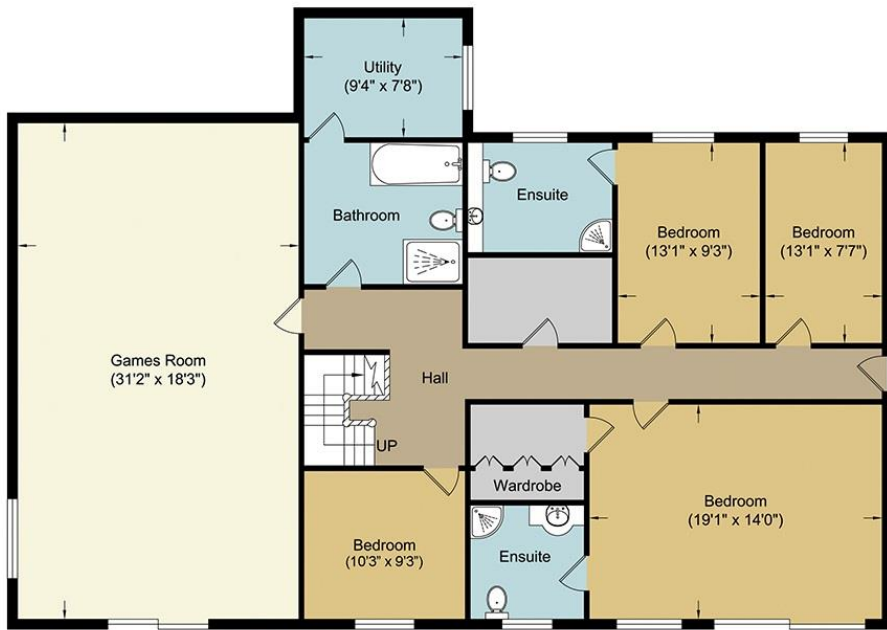
I demolished the existing property and had a Architect design the new house using the best aspect for this very prominent position. This included immediate access to the beach with our own launch ramp, which is probably my favourite feature.

The location is great, it's a quiet private road with only a handful of properties, and yet just a ten-minute walk into the town centre of Whitstable and 3 minutes to the main London road. The local schools and shops are abundant and all within walking distance, while the main line train station is only a 3 minute drive from the house.

We are directly on the beach, but this is a quiet beach and our property has been built especially higher to make this a very private residence. Also the gardens are well kept and no one can over look from the beach or from the adjoining properties. The private location means that there are very few circulars or hawkers, with no through traffic and it is therefore very quiet and peaceful.

We will miss everything about this property. From the moment you drive down the narrow private road you enter a different tranquil setting which continues more so in our property.





Lower Ground Floor  
 Approximate Floor Area  
 1727.06 sq. ft.  
 (160.45 sq. m)



Ground Floor  
 Approximate Floor Area  
 1812.64 sq. ft.  
 (168.40 sq. m)

TOTAL APPROX FLOOR AREA 3539.71 SQ. FT. (AREA 328.85 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Important Notice:**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

### Viewing

Strictly by appointment with Miles and Barr  
Exclusive

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### Exclusive Office

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### Opening Hours

Monday to Friday: 8.30am – 6.00pm

Saturday: 9.00am – 5.00pm

Sunday: 11.00am-3.00pm



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