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ESTATE AGENTS



**Joy Lane, Whitstable, CT5**

**Incredibly spacious, gated, 4 bedroom, 4 storey, detached sea view property measuring over 4,500sqft located on Joy Lane with utterly stunning far reaching sea views and a detached double garage.**

**£2,250,000**



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



## Joy Lane, Whitstable

### Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

Harvey Richards & West are delighted to offer for sale this stunning 4,500sqft property located on the popular Joy Lane in the seaside town of Whitstable. This beautiful home is set on a wonderfully elevated plot overlooking Seasalter beach with stunning far reaching sea views. Finished to the highest of standards this stunning house is arranged over four floors and boasts four bedrooms all with sea views.

Set back from the road behind a private gated driveway this stunning property is positioned at the end of a small exclusive development. With a large driveway and a large detached double garage to the front there is plenty of parking for up to 6 cars. A bridged walk way, designed in a way to allow the maximum light to the lower-level, leads to the main front door on the upper ground floor. Once through the front door you enter in to a large hallway with plenty of storage space. Three of the four bedrooms are found on this level, all great size doubles and all benefiting from direct access to a large balcony overlooking Seasalter beach. One of the bedrooms benefits from its own en-suite shower room and there is also a family bathroom on this floor. A flight of stairs leads up to the master suite which occupies the entire fourth floor. This stunning room has been designed to make the most of the far-reaching sea views, with large floor to ceiling doors and access to a private secluded balcony overlooking the beach. The master suite also has a large walk-in wardrobe and its own en-suite bathroom which houses both a free-standing bath and walk in shower.

The ground floor is the main living area of this wonderful home, the fantastic kitchen diner has two sets of sliding doors leading straight out on to the large outdoor raised terrace overlooking to beach. The kitchen is fitted with both base and wall glass units and top of the range integrated appliance. A lovely island unit acts as a breakfast bar and there is plenty of space for a large dining table and chairs. The reception room on this level also has two sets of sliding doors leading out on to the same raised terrace with the most wonderful far reaching sea views.

The large lower ground floor level is a wonderful space for family & relaxing. The architects cleverly specified the installation of a second fully fitted kitchen specifically for alfresco dining as this level leads straight out to the balcony & garden. With an amazing open plan layout there is an abundance of space for family parties, children's playroom, secondary dining or another huge living room. This level also houses a cinema room and fully fitted ground floor utility.

The rear garden is accessed via a set of three sliding doors in the lower ground floor living area. This lovely garden has been thoughtfully designed to seamlessly transition between indoor and outdoor living. A wonderful decked area provides plenty of space for outdoor dining during the summer months with beautiful sea views. The rest of the garden is a mix of lawn and shingle.

Tenure: Freehold

Council Tax: Band G

For more information or to arrange a viewing please contact Harvey Richards & West on 01227 771196.



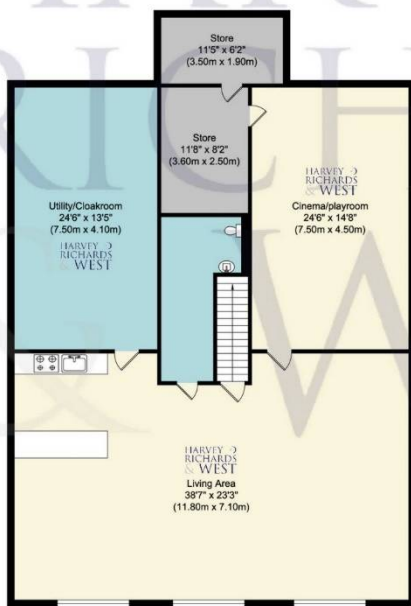




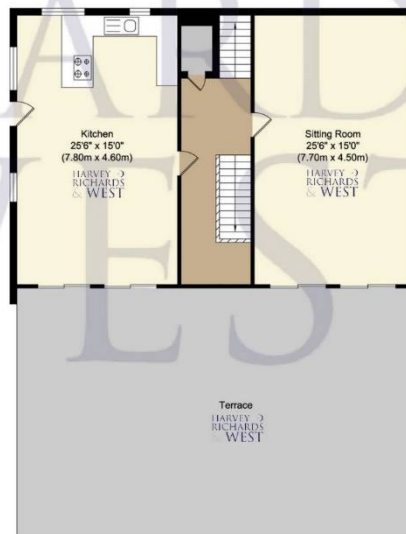
Upper Ground Floor  
 Approximate Floor Area  
 848.08 sq. ft.  
 (78.79 sq. m)

Fourth Floor  
 Approximate Floor Area  
 607.40 sq. ft.  
 (56.43 sq. m)

Garage  
 Approximate Floor Area  
 355.20 sq. ft.  
 (33.00 sq. m)



Lower Ground Floor & Terrace  
 Approximate Floor Area  
 1773.57 sq. ft.  
 (164.77 sq. m)



Ground Floor & Terrace  
 Approximate Floor Area  
 936.56 sq. ft.  
 (87.01 sq. m)



**TOTAL APPROX FLOOR AREA 4520.84 SQ. FT. (AREA 420.00 SQ. M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

www.jrwest.co.uk

## Energy performance certificate (EPC)

77 Joy Lane WHITSTABLE CT5 4DE	Energy rating <b>C</b>	Valid until: <b>22 February 2034</b>
		Certificate number: <b>9034-9222-6300-0072-5222</b>

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Property type	Detached house
Total floor area	412 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

