



68 Marine Parade Whitstable, Kent





## 68 Marine Parade Whitstable, Kent CT5 2BB

An opportunity to acquire a substantial home in a superb elevated position with commanding sea views

Whitstable 1.5 miles, Canterbury 7 miles

EPC rating B

### The property

68 Marine Parade will stand in an elevated position on Tankerton seafront from where it will command far-reaching, uninterrupted views of the sea. The house is currently under construction and is due for completion in Spring 2016. Built of Edwardian proportions with contemporary styling, the accommodation will be arranged over three floors totalling approximately 3,476sq ft (323sq m) including the garage. The house will enjoy a superior finish throughout with high specification fixtures and fittings, including sleek modern bathrooms and kitchen, under floor heating to the ground floor/bathrooms and a comprehensive electrical installation. Houses of such generous proportions are rarely available in this highly sought after sea-facing location and a bespoke and individually tailored home will be created.

**Note:** The interior images indicate 'type of finish' only.

### Proposed Specification:

#### Kitchen

Manufactured in Germany.

Cashmere Shaker "in frame" style doors complemented with Blanco Orion Nebula quartz work surfaces and upstands.

Island breakfast bar.

#### Appliances

Bosch stainless steel with mixer tap and built-in waste disposal unit.

A range of built-in and integrated Bosch appliances, including combo oven, micro oven and plate warmer, 2 double fridge/freezers, built-in extractor.

Aga Total Control with remote control, pearl ashes coloured enamel, powered by electric with five large ovens and three hotplates.

#### Utility room

Sink, fitted cupboard, full height built in larder fridge, washing machine and dryer.

#### Bathrooms

Heated towel rails.

Electric underfloor heating, excluding ground floor cloakroom.

Roca white wall hung sanitary ware with concealed cisterns, baths, low profile shower trays with chrome pillar mixer taps and shower thermostatic shower valves.

Hansgrohe taps and valves for the master bathroom and cloakroom, with under basin storage.

The master shower has an integrated "Turkish steam room".

#### Heating/Hot Water

Bosch green star boiler which provides domestic hot water to a large megaflo pressurised tank, central heating to the radiators/towel rails throughout the house. The domestic hot water system has a secondary pump to ensure fast hot water to each tap/shower.

#### Lighting and Electrical

LED lights, ceiling light to all rooms.

"Lightwave" smart home automation to principal rooms.

2 x media socket to main reception room, 1 x study, 1 x kitchen/dining room, 1 x master bedroom (wired for satellite TV, Freeview Sat, Cat 6, BT).

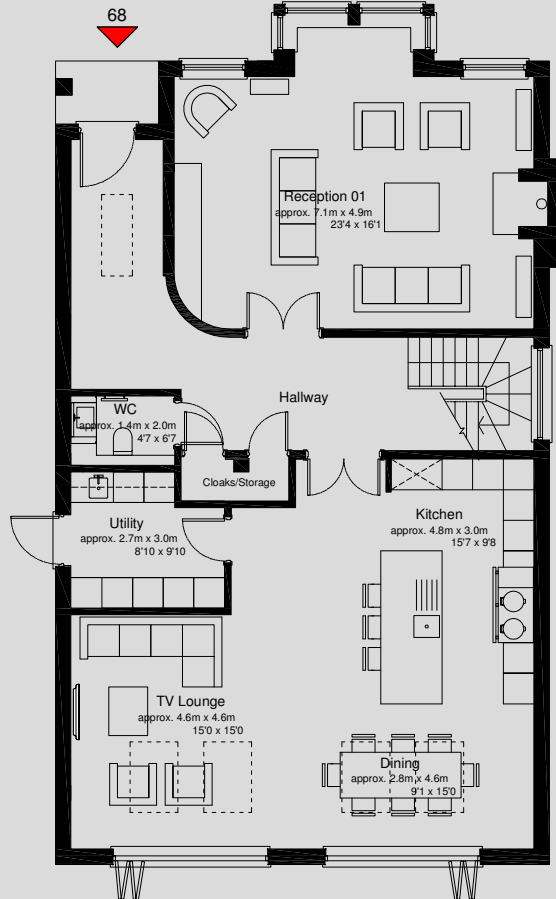
Media pre-wired sound system via the Cat 6.





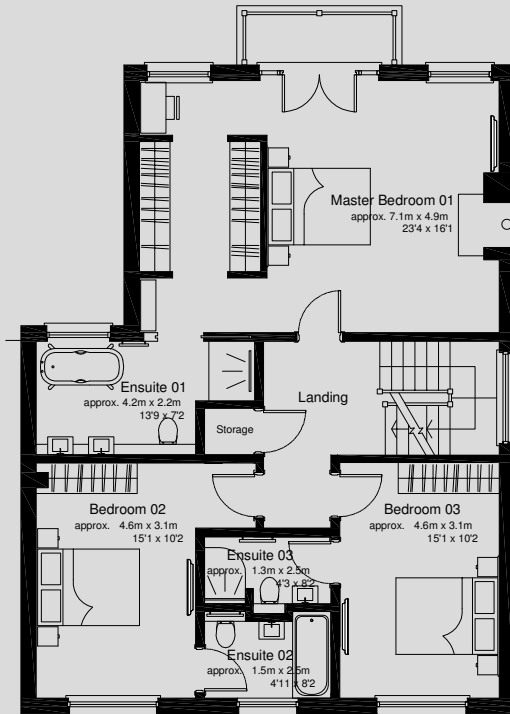
## GROUND FLOOR

Approx. 137.5 sq m / 1,480 sq ft



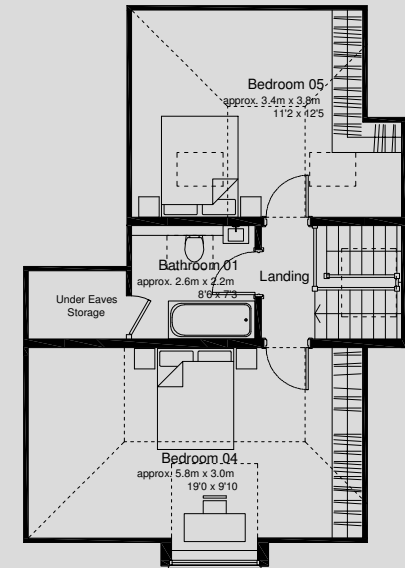
## FIRST FLOOR

Approx. 99.5 sq m / 1,071 sq ft



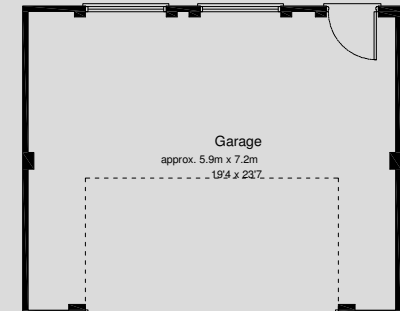
## SECOND FLOOR

Approx. 43.7 sq m / 470 sq ft



## OUTBUILDINGS

Approx. 42.3 sq m / 455 sq ft







### Flooring, Doors & Window

Oak engineered overlay silver white pre-oiled 180mm flooring (reception, master bedroom, first and second floor halls and stairs).

Guest bathrooms linen white porcelain tiles. Cloakroom and master bathrooms fitted with Carrara Italian porcelain tiles. Ground floor entrance hall and kitchen/dining room Jorstone Italian beige porcelain tiles.

Window in painted timber-framed, double-glazed units with locks.

Solid internal 4-panel wood veneer finish 1/2 fire doors.

### Security

Intruder alarm to level 3, which can be monitored and the Police can be alerted on the owners' behalf (subject to monitoring fees). More details on request.

Suited dead locks and window locks can be provided (at an additional cost).

Smoke/fire alarms throughout the house and garage which can be monitored (subject to additional fees).

The house can be accessed remotely via an iPad to control the Aga, heating, security and lighting.

### General

Wood burner stove set inside traditional limestone fire surrounds (including hearths) to the main reception and master bedroom.

Fitted wardrobes to all bedrooms.

White painted skirting and architraves.

Extensive storage to roof eaves with good access.

### Outside

Landscaped gardens

Double garage with remote up & over door, with power supply, water tap and drainage. Garage has planning permission for a 1 bedroom bungalow/home office.

Off street parking to the front driveway for 2/3 cars.

Outside lighting to front and rear of the house.

### Warranty

BLP 10 year+ comprehensive component warranty (Insurance backed by Allianz Global Corporate Speciality AG).

### Location

Tankerton is a sought after residential area in the popular seaside town of Whitstable. Tankerton Road has an excellent range of shops and facilities, and Whitstable High Street offers a diverse range of independent shops, restaurants and schools. More extensive amenities can be found in Canterbury. The A299 is easily accessible, connecting with the subsequent motorway networks. Whitstable station offers commuter services to London Victoria and Cannon Street as well as High Speed services to St Pancras (from 72 minutes).



### Directions

From the M2 (Junction 7), proceed onto the A299 Thanet Way. Continue for approximately 4 miles taking the A2990 exit (signposted to Whitstable). Continue straight over the roundabout (signposted to Herne Bay). Continue along this road and straight over a second roundabout passing a Tesco supermarket on the right.

Take the next left into Church Street (signposted to Tankerton). Follow this road to a T-junction. Turn right into Northwood Road and then almost immediately left into Kingsdown Park (West). Continue along this road to a roundabout and take the second turning onto St Anne's Road, leading to the seafront. The road leads to the right and on to Marine Parade. Continue along Marine Parade and number 68 will be found on the right hand side.

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