



CHRISTOPHER HODGSON

# Whitstable

## Provender House, Island Wall, Whitstable, Kent, CT5 1EE

Freehold

A remarkable contemporary home occupying an exceptional position on Whitstable's prized Island Wall, commanding far-reaching views across the golf course, the town and towards the sea. Opportunities to acquire a modern house of this scale and specification in such a sought-after coastal setting are exceptionally rare.

Designed to maximise natural light, Provender House features extensive glazing and beautifully proportioned living spaces arranged over three floors. The accommodation extends to 3,756 sq ft (349 sq m) and comprises an entrance hall, study, gym/fifth bedroom, utility room and cloakroom. At first-floor level, a superb sitting room opens to a substantial kitchen/dining room, with balconies and terraces creating a seamless connection to the landscaped gardens and surrounding outlook. Four double bedrooms occupy the second floor, each benefitting from an en-suite bathroom or shower room, whilst the principal suite also enjoys a dressing room.

The house is appointed to an exceptional standard, with a passenger lift serving all floors, triple-glazed aluminium windows and doors, underfloor heating with smart controls, solar panels, integrated audio, voice-controlled lighting, powered blinds and comprehensive data cabling. Security features include remotely operated entrance gates with intercom, CCTV with 24-hour recording and an alarm system.

A particularly notable feature is the private roof terrace, which enjoys panoramic views across Whitstable, the golf course and towards the sea, providing a wonderful setting for relaxation or entertaining. Landscaped gardens, an integral double garage and ample off-street parking complete this outstanding coastal home. The property also benefits from the remainder of a 10-year NHBC warranty.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <strong>LOCATION</strong><br>Island Wall is widely regarded as one of Whitstable's most desirable addresses, combining a peaceful coastal setting with convenient access to the town's many attractions. The beach is moments away, whilst a pleasant walk leads to the bustling harbour, vibrant High Street and town centre. Whitstable is renowned for its distinctive maritime character, working harbour, excellent seafood restaurants and thriving collection of independent shops, cafés and galleries. The town enjoys a strong sailing and watersports community, with opportunities for paddleboarding, boating and coastal walks, whilst Whitstable Golf Club lies immediately adjacent to the property. The town also hosts a variety of festivals and cultural events throughout the year, contributing to its enduring appeal as one of Kent's most desirable seaside towns. Whitstable railway station provides frequent services to London Victoria and high-speed services to London St Pancras. The nearby A299 provides easy access to the M2/A2 and the wider motorway network. | <strong>ACCOMMODATION</strong><br>The accommodation and approximate measurements (taken at maximum points) are:<br><br><strong>GROUND FLOOR</strong> <ul style="list-style-type: none"><li>• Entrance Hall</li><li>• Study 12'6" x 10' (3.81m x 3.05m)</li><li>• Gym / Bedroom 5 10'11" x 10'1" (3.33m x 3.07m)</li><li>• En-Suite Shower Room</li><li>• Utility Room 12'5" x 19'9" (3.78m x 6.02m)</li><li>• Cloakroom</li></ul> <strong>FIRST FLOOR</strong> <ul style="list-style-type: none"><li>• Sitting Room 35'6" x 13'3" (10.82m x 4.04m)</li><li>• Balcony</li><li>• Kitchen/Dining Room 39'2" x 24' (11.94m x 7.32m)</li></ul> | <ul style="list-style-type: none"><li>• Terrace</li><li>• Balcony</li></ul> <strong>SECOND FLOOR</strong> <ul style="list-style-type: none"><li>• Bedroom 1 22'6" x 13'5" (6.86m x 4.09m)</li><li>• Dressing Room</li><li>• En-Suite Shower Room</li><li>• Bedroom 2 17'9" x 10'1" (5.41m x 3.07m)</li><li>• En-Suite Shower Room</li><li>• Bedroom 3 17'5" x 10' (5.31m x 3.05m)</li><li>• En-Suite Shower Room</li><li>• Bedroom 4</li><li>• En-Suite Bathroom</li></ul> <strong>OUTSIDE</strong> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





- Garden 80'9" x 21'9" (24.61m x 6.63m)
- Double Garage 23'4" x 19'1" (7.11m x 5.82m)

## SPECIFICATION

### General:-

- Passenger lift serving all floors
- Grade A energy efficiency rating
- Velfac aluminium triple-glazed windows and external doors
- 'Continental' underfloor heating throughout with smart heating control
- Worcester Bosch gas fired boiler with high performance cylinder and pressurised system
- Feature gas stove to sitting room (HETAS certified)
- Photovoltaic solar panels
- Sensor lighting throughout
- Water softener
- Remote control feature rooflight leading to roof terrace
- Remote control solar powered Velux windows

- Engineered oak flooring
- Luxury carpets to all bedrooms
- Fitted wardrobes to all bedrooms
- Lighting system to first floor living spaces and external lighting is both switch and voice controlled
- Built-in audio speakers to kitchen / living rooms, voice controlled by Amazon Alexa
- Powered blinds to the vaulted skylights in the living/dining room and principal bedroom
- Data cabling throughout
- 3-phase power supply

### Security:-

- Alarm system
- Full CCTV camera installation with 24 hour recording
- Remotely operated entrance gates to development, with intercom

### External:-

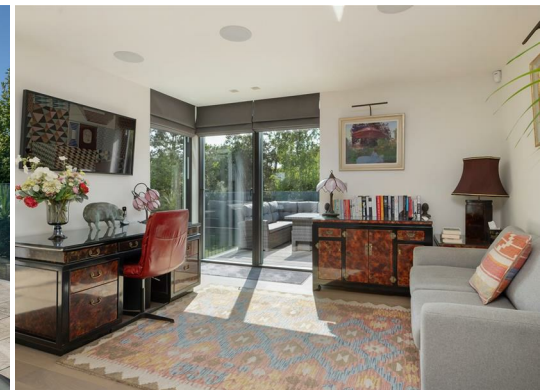
- Split-faced stone blockwork by 'Forticrete'

- Charred timber cladding by 'Kebony'
- Spanish slate roof tiles
- Resin-bound driveway
- Composite decking to external balconies and garden
- Composite decking area to roof terrace
- Sedum living green roof area to roof terrace
- Landscaped gardens
- External lighting and power sockets
- External water taps x 2
- Remotely operated garage door

### Warranty

- Remainder of 10 year warranty provided by NHBC













**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**  
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

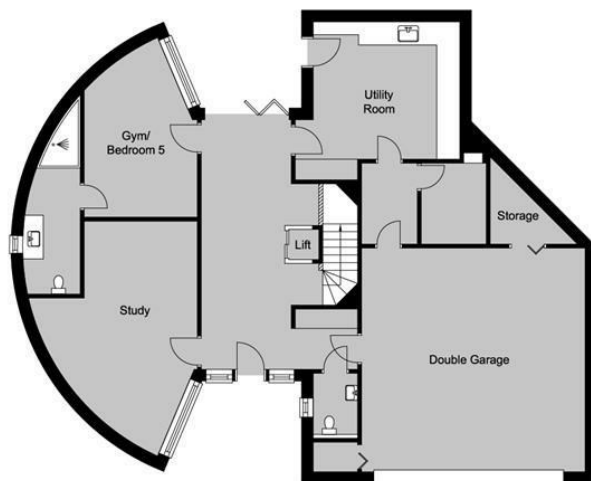
**ENERGY PERFORMANCE CERTIFICATE**

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>99</b> |
| (81-91) <b>B</b>                            | <b>91</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

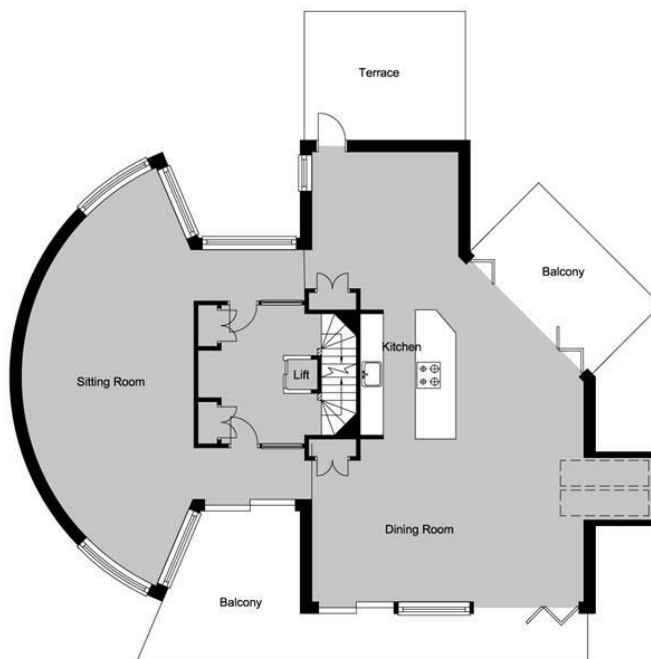
### Ground Floor

Main area: approx. 88.3 sq. metres (950.4 sq. feet)  
Plus garage, approx. 33.4 sq. metres (359.5 sq. feet)



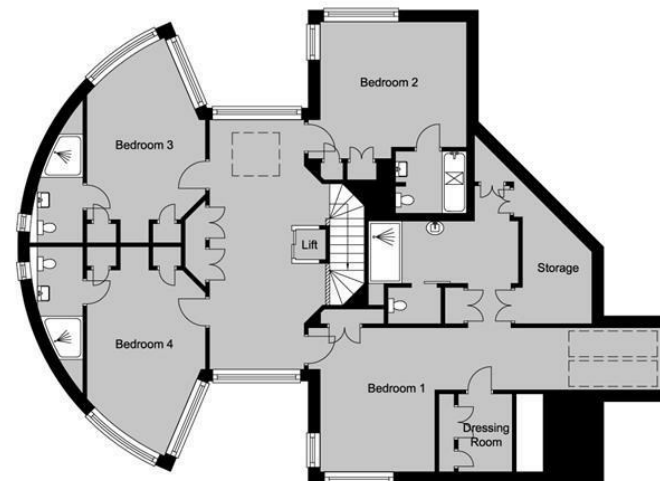
### First Floor

Main area: approx. 125.9 sq. metres (1355.1 sq. feet)



### Second Floor

Main area: approx. 134.8 sq. metres (1450.9 sq. feet)



Main area: Approx. 349.0 sq. metres (3756.6 sq. feet)

Plus Garage: Approx. 33.4 sq. metres (359.5 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://CHRISTOPHERHODGSON.CO.UK)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe