

A R C H O U S E

I S L A N D W A L L | W H I T S T A B L E



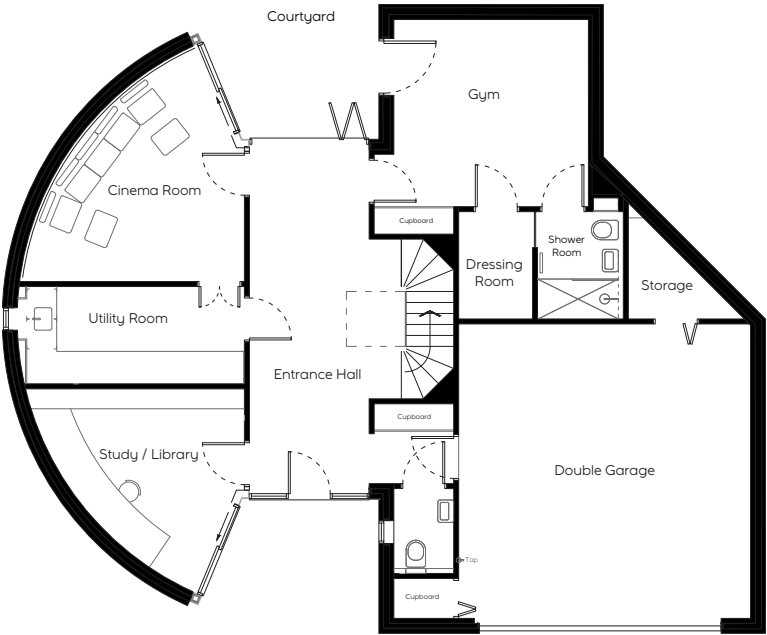
ARC HOUSE

Arc House forms part of an exceptional new development of three remarkable homes, perfectly situated on Whitstable's prized Island Wall and commanding far reaching views across the golf course. The house is moments from the beach, and a short stroll from the boutique shops and fashionable restaurants of central Whitstable.

This imposing family home features an abundance of glazing, allowing a high volume of natural light to flood the largely open-plan living spaces. The accommodation extends to 3875 sq ft (360 sq m) and is arranged over three floors to provide an entrance hall, sitting room open-plan to a kitchen dining room with decked balcony, a study, cinema room, gym with dressing room and shower room, utility room, four double bedrooms and four en-suite bathrooms. Magnificent views across Whitstable and towards the sea can be enjoyed from the roof terrace.

The gardens flow effortlessly with the internal accommodation, creating the ideal space in which to entertain. An integral double garage and driveway provide off road parking for a number of vehicles.

ARC HOUSE
GROUND FLOOR



Entrance Hall	7.0m x 2.40m (22'11" x 7'10")
Study	4.28m x 4.06m (14'0" x 13'3")
Cinema Room	4.67m x 4.45m (15'3" x 14'7")
Gym	3.90m x 3.75m (12'9" x 12'3")
Dressing Room	2.15m x 1.48m (7'0" x 4'10")
Shower Room	2.15m x 1.72m (7'0" x 5'7")
Utility Room	4.55m x 1.95m (14'11" x 6'4")
Cloakroom	1.70m x 1.2m (5'6" x 3'11")

Total Area approx. 3875 sq. feet (360 sq. m)
*All dimensions stated are taken at maximum points.

ARC HOUSE
FIRST FLOOR



Sitting Room

8.52m x 4.56m (27'11" x 14'11")

Kitchen/Dining Room

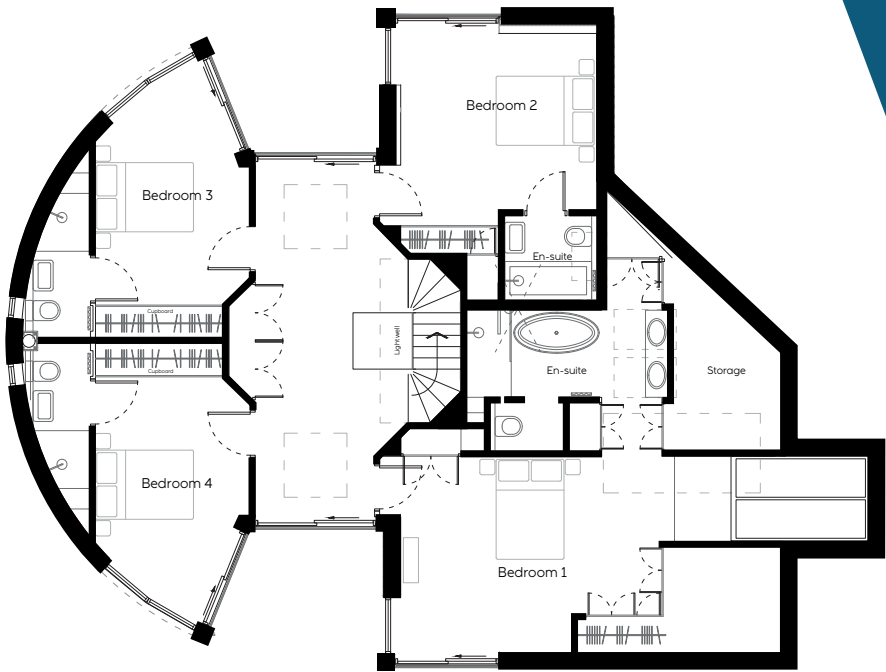
12.0m x 9.15m (39'4" x 30'0")

Balcony

Total Area approx. 3875 sq. feet (360 sq. m)

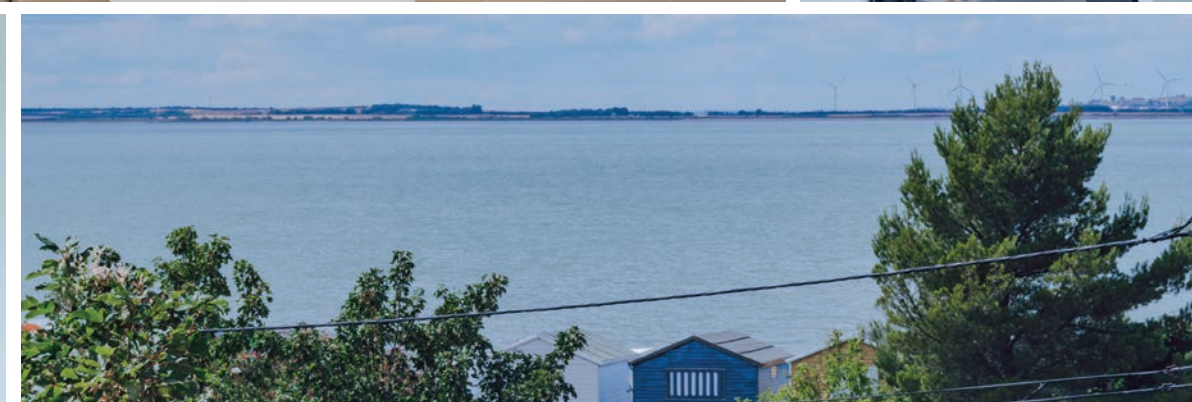
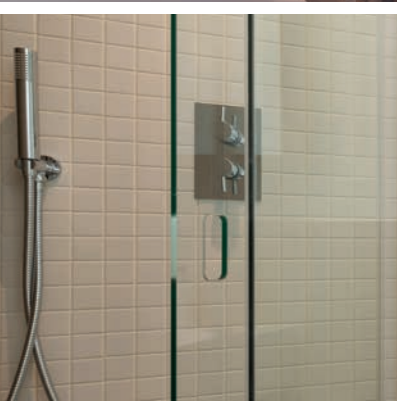
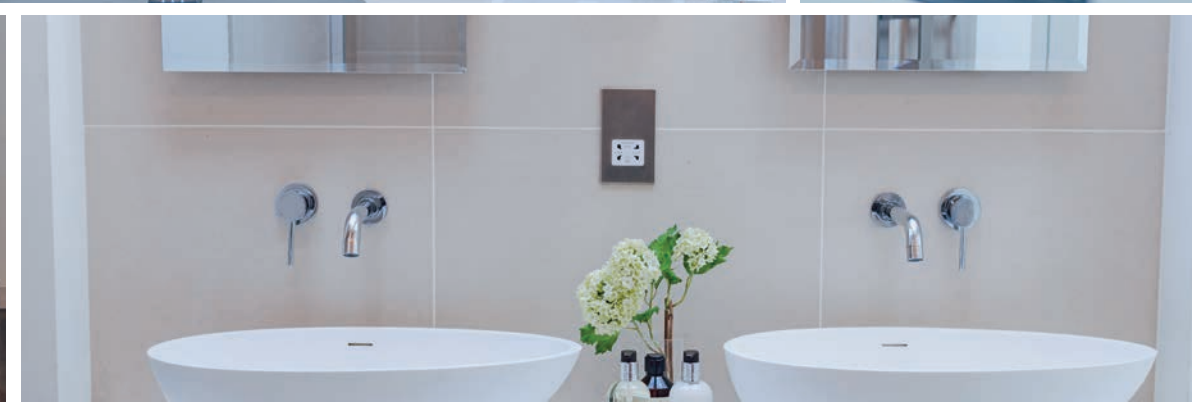
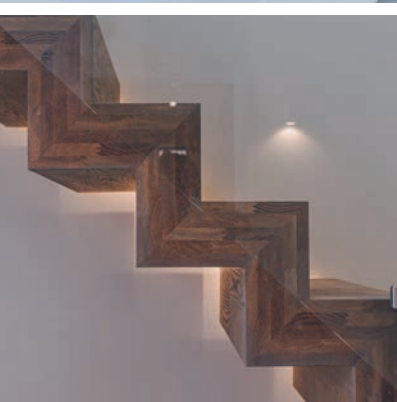
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ARC HOUSE
SECOND FLOOR



Master Bedroom	5.20m x 3.75m (17'0" x 12'3")
En-Suite Bathroom	4.03m x 2.75m (13'2" x 9'0")
Bedroom 2	3.46m x 3.3m (11'4" x 10'9")
En-Suite Shower Room	1.83m x 1.54m (6'0" x 5'0")
Bedroom 3	4.71m x 3.08m (15'5" x 10'1")
En-Suite Shower Room	3.23m x 1.41m (10'7" x 4'7")
Bedroom 4	4.71m x 3.08m (15'5" x 10'1")
En-Suite Shower Room	3.23m x 1.41m (10'7" x 4'7")

Total Area approx. 3875 sq. feet (360 sq. m)
*All dimensions stated are taken at maximum points.



SPECIFICATION

KITCHENS:

Integrated NEFF appliances consisting of:

- Tall fridge
- Tall freezer
- Combi microwave
- Dishwasher
- SmartLine Hobs (1x gas 1x induction)
- SmartLine downdraft extractor hood
- 1 ½ stainless steel bowl sink
- Quooker instant hot water tap
- Laminam marble effect worktops
- Island with seating
- Two larger cupboards

BATHROOMS:

- Quality fixtures and fittings from Lusso Stone, Crosswater Bathrooms and Kudos Showers
- Wall hung WC's with concealed cisterns
- Wall hung wash basins (double basin to master en-suite)
- Vanity unit to master en-suite
- Enclosed shower cubicles with rainfall shower
- Free standing bath to master en-suite
- Ladder rack heated towel rails
- Extractor fans
- Porcelain tiles

WARRANTY

10 year warranty provided by NHBC.

ENERGY PERFORMANCE (EPC) RATINGS

EPC rating = Band A.

GENERAL:

- 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)
- 12 x photovoltaic solar panels
- Sensor lighting throughout
- Water softener
- Remote control feature rooflight leading to roof terrace
- Remote control solar powered Velux's
- Home automation system controlling heating, lighting, window blinds, music system, security, CCTV
- Engineered oak flooring
- Luxury carpets to all bedrooms

SECURITY

- Alarm system
- Cabling installed for 8x security cameras (to be installed separately)

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



LOCATION

ISLAND WALL, WHITSTABLE, KENT.

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned.

The beach is literally moments away and a pleasant stroll will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, cafe bars and popular restaurants specialising in local seafood.

The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes.

The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes.

The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

FOR SAT NAV USE POSTCODE: **CT5 1EE**

Nearest stations

Whitstable	(0.7 mi)
Chestfield & Swalecliffe	(2.1 mi)
Herne Bay	(4.4 mi)



VIEWING STRICTLY BY APPOINTMENT WITH AGENTS

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