



51 Joy Lane  
Whitstable | Kent | CT5 4DE

FINE & COUNTRY









# Step inside

51 Joy Lane

Whether you are looking for an unusual permanent home or a wonderful coastal retreat for weekends and holidays, this delightful 1930s property located on the seaward side of the ever popular Joy Lane could be the answer. With far reaching and uninterrupted views over the North Sea to Sheppey and even to Southend it can give you the feeling that you are on holiday all the time even if you are working in the two self-contained detached summerhouse style offices. It is set well back from the road and approached via a five bar gate that leads to a very spacious driveway where you can park up to seven cars and flanked by a lawn, trees, fencing and high hedging providing privacy and security. With its black and white exterior, Kent peg tile roof and multi-pane bay window it has instant kerb appeal even before you walk inside.

The hall includes a coat/boot cupboard and a downstairs cloakroom and leads to a lobby with access to the beautifully redesigned, light and bright triple aspect kitchen/diner with a bay window and recently laid composite hard-wearing flooring that flows throughout the ground floor. There is plenty of space for a large table and chairs while the kitchen area incorporates attractive charcoal grey units housing a gas hob, double oven, dishwasher and additional stand-alone appliances as well as a wonderful old pine unit that was originally the lower half of a large Welsh dresser. On the other side of the lobby there is a delightful dual aspect sitting room with a fireplace and working fire, a large bay window with stunning panoramic sea views and a door to a rear lobby that opens onto a gravel patio that leads to a large paved terrace.

On the first floor the landing includes a wall of fitted storage cupboards and built in book shelving as well as restored Scandinavian style stained original floorboards that carry through to the bedrooms. There is a full tiled family bathroom with a bath and a recently installed separate shower and trendy vanity basin as well as a two double bedrooms and a single. This could also make a great study or dressing room and includes book shelves and access to the tall boarded attic. One of the double bedrooms, accessed through an archway on the landing, is triple aspect and includes a wall of fitted wardrobes while the other is not only dual aspect but incorporates a bay window with amazing panoramic sea views and a door to a small balcony where you can sit and enjoy your morning coffee, watching the ships passing by in the distance.

The range of buildings in the rear garden offer a variety of opportunities. At the end of the garden is a charming summerhouse equipped as an office, in an enviable position with delightful views that will give you inspiration while you work. It is fully insulated and includes lighting and electrics as well as fast wired broadband and is adjacent to a raised decked terrace that has sea views and overlooks the golf course. This is just the place to enjoy a glass of wine in the early evening sitting under 'the spreading chestnut tree', revelling in the stunning 'Turneresque' sunsets. Another equally well-equipped summerhouse provides an additional office facility or could also be used as a studio/beauty salon or a kid's playroom. Both these well designed offices are ideal if you want to work from home but not be interrupted by any activities in the house. The additional buildings incorporate a fitted utility room with a washing machine and tumble dryer, a garden storage room and a workshop. As well as the large paved rear terrace, where you can enjoy al fresco dining sitting at the very large outdoor table, there are delightful flower beds and shrub borders as well as a large lawn interspersed with 21 trees including apples trees and an abundant Victoria plum.





# Seller Insight

“ We have loved living here for the past seven years and during that time we have enjoyed upgrading and redesigning the property and the summerhouse offices. We also planned to extend the property so that could be a possibility for new owners to consider, however we are starting a new chapter in our lives and hope another family will enjoy everything we have done here. We particularly like the location as we can walk to the beach in 5 minutes, and walk into Whitstable town centre and other beaches in about 15 minutes either through woodland or along the seafront. The Michelin starred Sportsman restaurant is nearby.

Whitstable is a charming town with its seafront, historic harbour, a wonderful mix of individual shops, bars, cafes and restaurants as well as a mainline station where the high speed train can take you to St Pancras in an hour and 15 minutes.

For golfing enthusiasts there is the Whitstable and Seasalter Golf Club. A 10 pin bowling alley, an indoor and outdoor bowls club, tennis and water sports are all close by and if you want more choice there is also the Chestfield Golf club, while sailors can join the Whitstable Yacht Club or the Tankerton Sailing Club.

Canterbury is not far away and is a wonderful city with a wide variety of historic buildings, high street stores and individual shops as well as numerous restaurants, bars and two cinemas, plus the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train to St Pancras. There are also excellent grammar and private schools, three universities and a further education college and plenty of opportunities for sporting enthusiasts with the Kent cricket ground as well as a golf club, sports club and swimming pool.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











#### Travel Information

##### By Road:

Whitstable station	1.3 miles
Canterbury	6.6 miles
Dover Docks	25.0 miles
Channel Tunnel	24.5 miles
Gatwick Airport	74.7 miles
Charing Cross	60.3 miles

##### By Train from Whitstable

High-Speed St. Pancras	1hr 15 mins
Canterbury	31 mins
London Charing Cross	1 hr 40 mins
London Victoria	1hr 41 mins
Ashford	1hr 32 mins
Canterbury West to St Pancras	54 mins

##### Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

#### Leisure Clubs & Facilities

Whitstable and Seasalter Golf Club
Whitstable Yacht Club
Chestfield Golf Club
Whitstable Sports Centre
Whitstable Swimming pool

#### Education

##### Primary Schools:

Blean Primary
St Mary's Catholic Primary
Swalecliffe Community Primary
Kings Junior
St Edmunds Junior
Kent College Junior

##### Secondary Schools:

Simon Langton Grammar (Boys)
Simon Langton Grammar (Girls)
Barton Court Grammar
Kings School
Kent College
St Edmunds

01227 272020
01227 272942
01227 794411
01227 274394
01227 772422

01227 471254
01227 272692
01227 272101
01227 714000
01227 475000
01227 762436

01227 463567
01227 463711
01227 464600
01227 595501
01227 475000
01227 783231

#### Entertainment

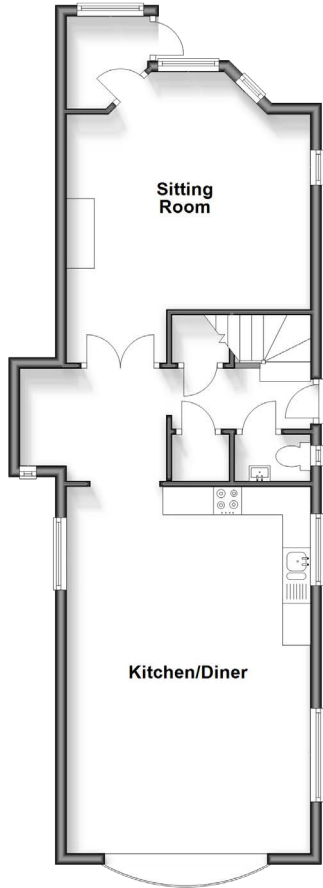
Marlowe Theatre	01227 787787
Gulbenkin Theatre	01227 769075
Abode Hotel	01227 766266
Fordwich Arms	01227 286690
Sportsman Seasalter	01227 273370
East Coast Dining Room	01227 281180
Whealers Oyster Bar	01227 273311

#### Local Attractions/Landmarks

Whitstable Harbour
Tankerton Slopes
Druid Stone Park
Wildwood Park
Whitstable Castle and gardens
Canterbury Cathedral
Canterbury Tales

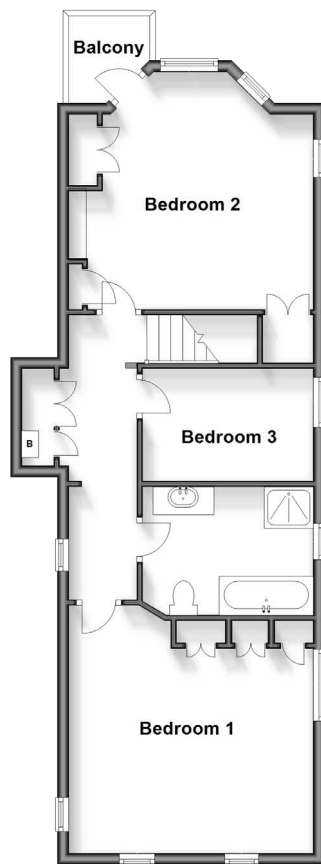
### Split Level Ground Floor

Approx. 63.6 sq. metres (684.7 sq. feet)



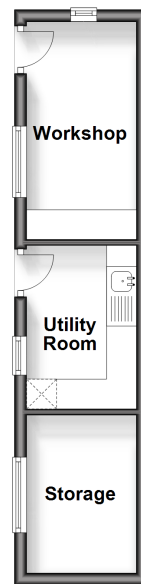
### First Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



### Outbuilding 1

Approx. 16.8 sq. metres (181.2 sq. feet)



### Outbuilding 3

Approx. 7.1 sq. metres (76.9 sq. feet)



### Outbuilding 2

Approx. 7.6 sq. metres (81.7 sq. feet)



### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Diner

Sitting Room

21'5 x 14'2 (6.53m x 4.32m)  
14'6 x 14'3 (4.42m x 4.35m)  
narrowing to 13'6 into bay x 13'6  
(4.12m x 4.12m)

Rear Porch

### FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Bath/Shower Room

Bedroom 1

13'7 x 13'5 (4.14m x 4.09m)  
9'5 x 6'9 (2.87m x 2.06m)  
10'1 x 7'1 (3.08m x 2.16m)  
14'2 x 13'9 (4.32m x 4.19m)

### OUTSIDE

Rear Garden

Front Garden

Driveway

### OUTBUILDING 1

Storage

Utility Room

Workshop

11'9 x 6'0 (3.58m x 1.83m)  
9'0 x 5'8 (2.75m x 1.73m)  
11'9 x 6'2 (3.58m x 1.88m)

### OUTBUILDING 2

Home Office

11'4 (3.46m) narrowing to 6'4  
(1.93m) x 7'5 (2.26m)

### OUTBUILDING 3

Studio

9'10 x 9'0 (3.00m x 2.75m)

Council Tax Band: E  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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**MIX**  
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responsible forestry  
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