

CHRISTOPHER HODGSON



Whitstable

£499,950 Freehold



Whitstable

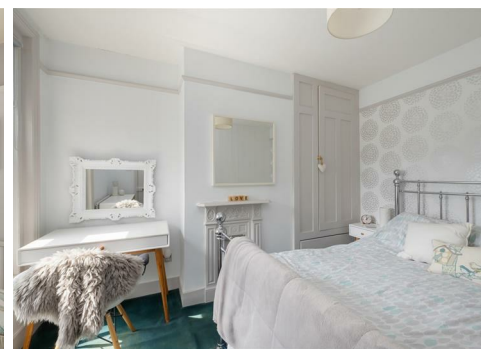
62 Argyle Road, Whitstable, Kent, CT5 1JR

A beautifully presented Victorian terraced house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is half a mile distant.

The accommodation is presented to a high standard throughout and is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room opening to a dining room with an open fireplace, a smartly fitted

kitchen, and a cloakroom. The first floor comprises three bedrooms, a well-appointed bathroom, and a cloakroom.

The South Easterly aspect garden extends to 135ft (41m) and is predominately laid to lawn, and incorporates a patio area and a garden studio which would suit a variety of uses. To the rear of the property, there is a driveway accessed via Regent Street, which provides an area of off-street parking.



LOCATION

Argyle Road is conveniently situated within the popular Conservation area being accessible to local schools, the harbour and seafront and the town centre where a choice of individual shops, leisure amenities and restaurants can be found. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 10'11" x 10'10" (3.33m x 3.30m)
- Dining Room 11'9" x 11'2" (3.58m x 3.40m)
- Kitchen 8'2" x 7'9" (2.50m x 2.35m)

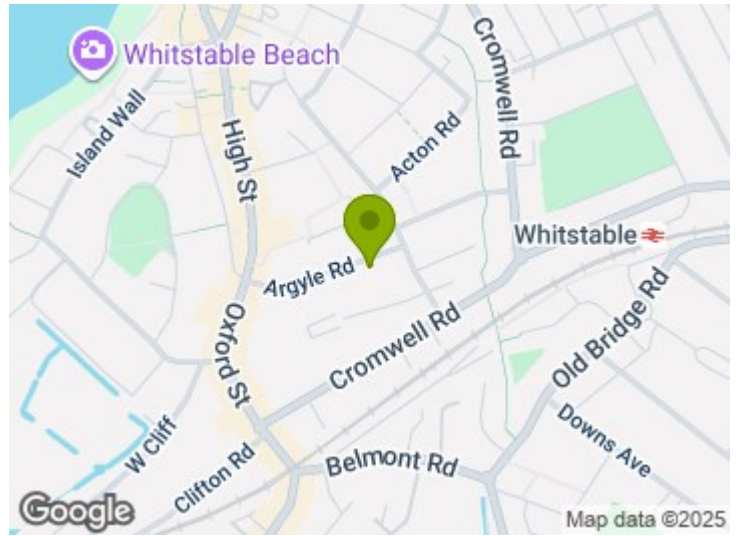
- Cloakroom

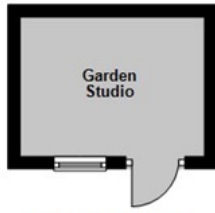
FIRST FLOOR

- Bedroom 1 11'4" x 11'1" (4.47m x 3.38m)
- Bedroom 2 11'5" x 9'9" (3.47m x 2.98m)
- Bedroom 3 8'7" x 7'9" (2.62m x 2.35m)
- Bathroom
- Cloakroom

OUTSIDE

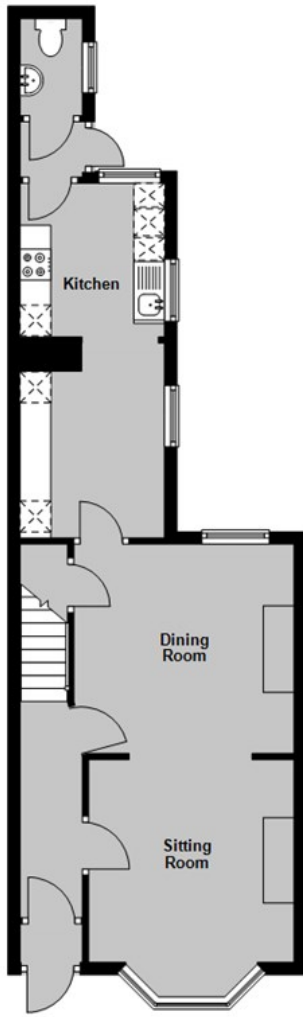
- Garden 135' x 16' (41.15m x 4.88m)
- Garden Studio 9'10" x 7'5" (3.00m x 2.26m)





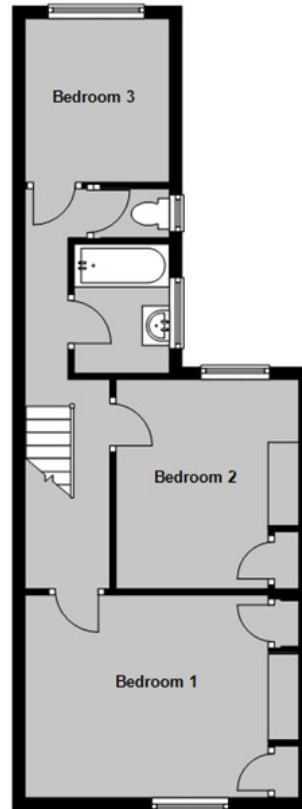
Ground Floor

Main area: approx. 47.1 sq. metres (507.2 sq. feet)
Plus outbuildings: approx. 6.6 sq. metres (71.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Main area: Approx. 91.7 sq. metres (987.2 sq. feet)

Plus outbuildings, approx. 6.8 sq. metres (73.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
93-100 Energy efficient Green rating scale	B		
82-92 Energy efficient Green rating scale	C		
69-81 Energy efficient Green rating scale	D		
55-68 Energy efficient Green rating scale	E		
39-54 Energy efficient Green rating scale	F		
13-38 Energy efficient Green rating scale	G		
Energy Efficiency Rating		84	84
Energy Efficiency Rating		68	
Energy Efficiency Rating		58	
Energy Efficiency Rating		48	
Energy Efficiency Rating		38	
Energy Efficiency Rating		28	
Energy Efficiency Rating		18	
Energy Efficiency Rating		8	
Energy Efficiency Rating		0	
England & Wales		84	84

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