

CHRISTOPHER HODGSON



Whitstable
£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

21 Nelson Road, Whitstable, Kent, CT5 1EA

An attractive semi-detached Victorian house situated just over 300 metres from Whitstable's charming pebble beach and moments from the High Street with its array of independent shops, highly regarded restaurants and café bars. The house enjoys a much sought after position on Nelson Road, within the highly desirable conservation area and a short stroll from Whitstable station (0.5 miles).

The property would now benefit from a programme of modernisation throughout, and there is considerable scope to remodel the existing accommodation, which once complete would create a fantastic family home. The ground floor is arranged to provide an entrance hall, dual-aspect sitting room, dining room, a kitchen open-plan to a lean-to utility area, a shower room and a cloakroom. The

first floor comprises three bedrooms (two of which are dual aspect), a family bathroom, and a separate cloakroom.

The house has a considerable loft space, with a window already installed, which could provide an additional second floor living space if converted (subject to obtaining all necessary consents and approval).

Outside, there is a garden wrapping around the side of the house as well as a paved rear garden that extends to 31 ft (9.45 m). There is a detached garage combined with off-street parking accessed via Shaftesbury Road, a rare commodity in such a central location. No onward chain.



LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops, Post Office and restaurants specialising in local seafood. The railway station at Whitstable provides frequent services to mainline London stations, (St Pancras approximately 1hr 16 minutes /Victoria approximately 1hr 20mins). The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 13'10" x 12'11" (4.22m x 3.94m)
- Dining Room 14'3" x 11'6" (4.34m x 3.51m)
- Kitchen 15'5" x 10'8" (4.70m x 3.26m)

- Utility 19'11" x 5'7" (6.07m x 1.70m)

- Shower Room

- Cloakroom

FIRST FLOOR

- Bedroom 1 16'7" x 13'11" (5.05m x 4.24m)

- Bedroom 2 14'3" x 11'2" (4.35m x 3.41m)

- Bedroom 3 10'7" x 7'10" (3.23m x 2.39m)

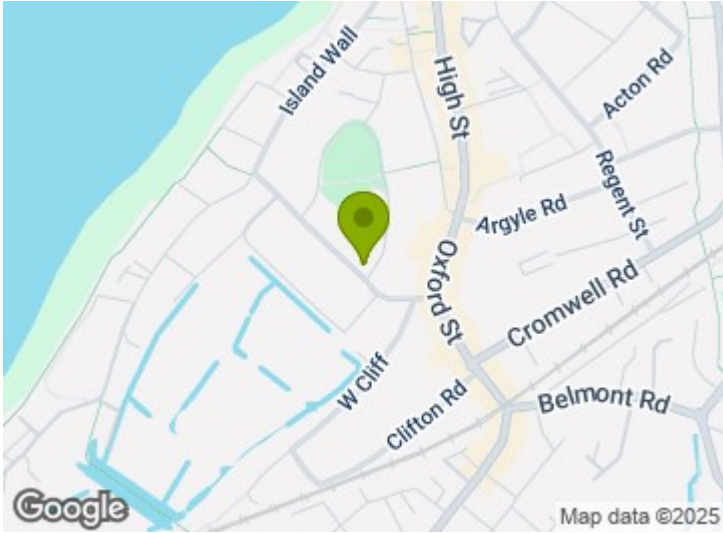
- Bathroom

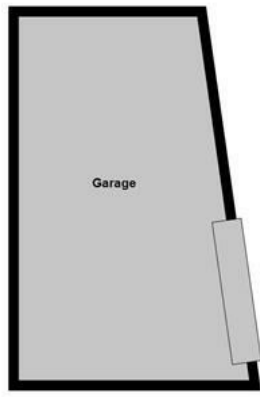
- Cloakroom

OUTSIDE

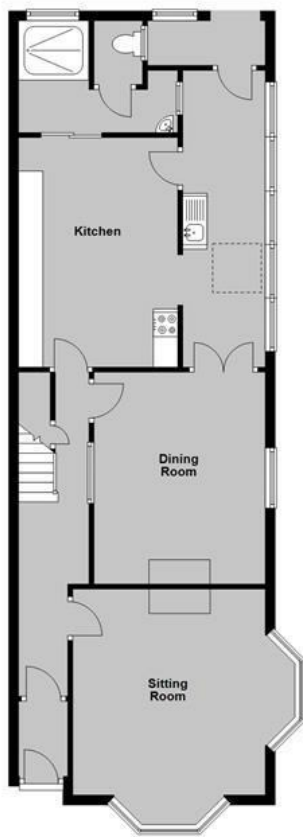
- Garden 31' x 18' (9.45m x 5.49m)

- Garage 24'4" x 15'5" (7.42m x 4.70m)





Ground Floor
Main area: approx. 77.5 sq. metres (834.6 sq. feet)
Plus garages: approx. 31.3 sq. metres (338.6 sq. feet)



Main area: Approx. 140.9 sq. metres (1516.8 sq. feet)
Plus garages: approx. 31.3 sq. metres (338.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient - very high running costs	G		
England & Wales		61	75
EPC Reference: 61/75			

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