

CHRISTOPHER HODGSON



Whitstable

£725,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Summerfield East, 48 Church Street, Whitstable, Kent, CT5 1PG

An exceptional period house on a generous plot set back from Church Street, and conveniently positioned for access to Whitstable's vibrant town centre and mainline train station (0.5 miles).

The spacious and versatile accommodation totals 1548 sq ft (143 sq m) and is arranged on the ground floor to provide an entrance porch, entrance hall, drawing room with inglenook fireplace and original timber panelling, a sitting room, smartly fitted kitchen open-plan to a dining room, a utility room and a cloakroom. The first floor comprises three generously proportioned bedrooms, a bathroom

and a separate cloakroom. The principal bedroom benefits from an en-suite shower room.

The delightful gardens extend to 85ft (25m) and incorporate paved patio areas, a raised decked terrace, a pond, and a summer house. A generous driveway provides off road parking for a number of vehicles and access to the detached garage.



LOCATION

Church Street is a highly prized location conveniently situated for access to local schools, shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable offering fast and frequent services to London (Victoria 80mins). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Drawing Room 18'8" x 16'4" (5.69m x 4.98m)
- Sitting Room 14' x 12' (4.27m x 3.66m)
- Kitchen 12' x 9'1" (3.66m x 2.77m)
- Dining Room 14'1" x 12'0" (4.28m x 3.65m)
- Cloakroom 11'10" x 4'1" (3.61m x 1.24m)

FIRST FLOOR

- Bedroom 1 12'11" x 12'7" (3.94m x 3.84m)
- En-Suite Shower Room 9'10" x 3'4" (3.00m x 1.02m)
- Bedroom 2 12'9" x 12'4" (3.89m x 3.76m)
- Bedroom 3 9'6" x 9' (2.90m x 2.74m)
- Bathroom 7'10" x 6'4" (2.39m x 1.93m)

OUTSIDE

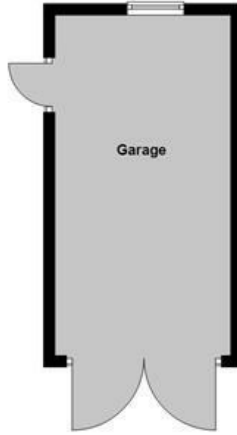
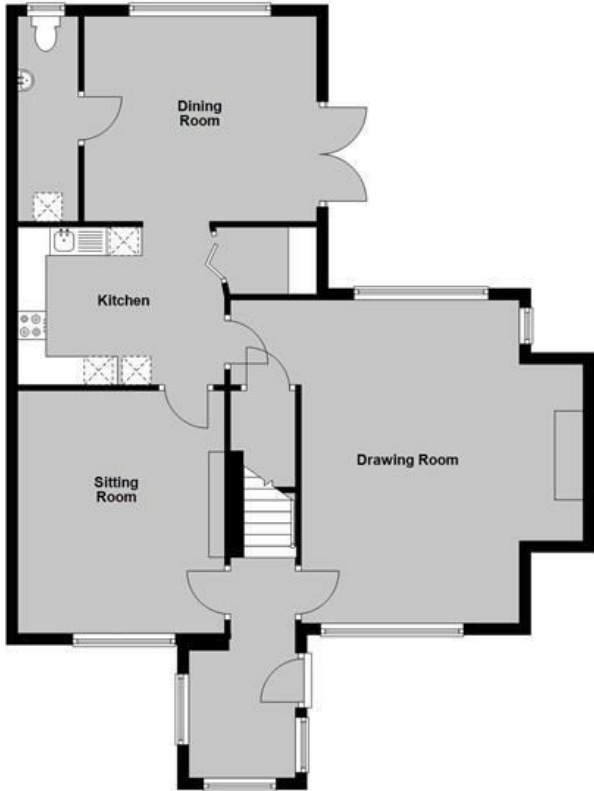
- Garden 85' x 62' (25.91m x 18.90m)
- Garage 19'8" x 10'2" (5.99m x 3.10m)





Ground Floor

Main area: approx. 85.7 sq. metres (922.9 sq. feet)
Plus garages, approx. 18.6 sq. metres (200.1 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Main area: Approx. 143.9 sq. metres (1548.7 sq. feet)

Plus garages, approx. 18.6 sq. metres (200.1 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		73
Needs Improvement (Orange)	D	57	
Needs Improvement (Red-Orange)	E		
Needs Improvement (Red)	F		
Very Poor (Dark Red)	G		

England & Wales
EPC Decree 2008/6102

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

