

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£325,000 Freehold

...for Coastal, Country & City living.



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Whitstable

11 Norman Road, Whitstable, Kent, CT5 4JY

A spacious semi-detached family home conveniently positioned within close proximity of the bustling town centre, Whitstable station, schools, bus routes, and a short stroll from Whitstable's pebble beach.

The property would now benefit from a programme of updating and improvement and there is scope for further extension and remodelling of the existing accommodation (subject to obtaining all necessary consents and approvals).

The ground floor is arranged to provide an entrance hall, sitting room, kitchen, conservatory, and a shower room. To the first floor there are three bedrooms and a cloakroom.

Outside, the garden extends to the rear and side of the house and incorporates several seating areas. A driveway provides an area of off street parking for multiple vehicles. No onward chain.



Location

Norman Road is a convenient location being accessible to local bus routes and amenities at Whitstable town centre (approximately half a mile distant). Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 90mins. 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 A2/ M2 linking to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- Entrance Hall

• Sitting Room

15'10" x 12'2" (4.83m x 3.71m)
at maximum points.

• Kitchen

10'1" x 8'6" (3.07m x 2.58m)
at maximum points.

• Conservatory

11'10" x 10'0" (3.63m x 3.05m)
at maximum points.

• Shower Room

10'0" x 5'0" (3.07m x 1.53m)
at maximum points.

FIRST FLOOR

• Bedroom 1

12'10" x 10'0" (3.92m x 3.04m)
at maximum points.

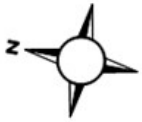


- **Bedroom 2**
9'5" x 8'7" (2.89m x 2.64m)
at maximum points.
- **Bedroom 3**
9'0" x 6'11" (2.75m x 2.11m)
at maximum points.
- **Cloakroom**
4'4 x 3'9 (1.32m x 1.14m)
at maximum points.

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.

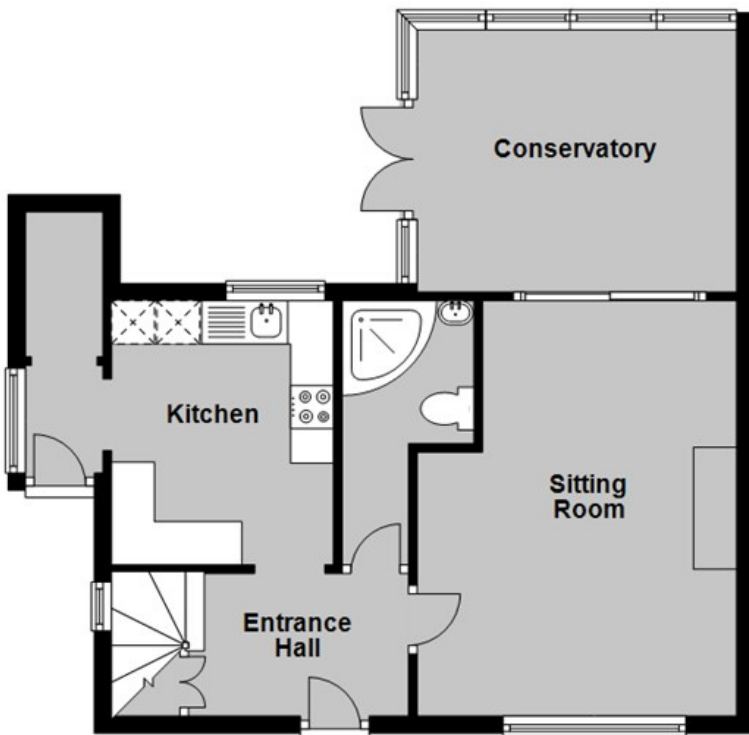
- OUTSIDE**
- **Garden**
32' x 29' (9.75m x 8.84m)
at maximum points.





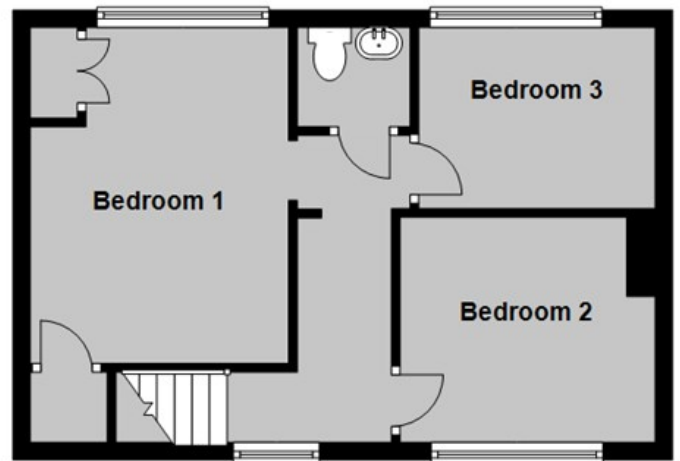
Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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| Room | Energy Rating |
|----------------|---------------|
| Living Room | C |
| Bedroom 1 | D |
| Bedroom 2 | D |
| Bedroom 3 | D |
| Kitchen | D |
| Bathroom | D |
| Conservatory | D |
| Entrance Hall | D |
| Staircase | D |
| Overall Rating | D |