CHRISTOPHER HODGSON









Whitstable

£365,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

50 Borstal Hill, Whitstable, Kent, CT5 4NA

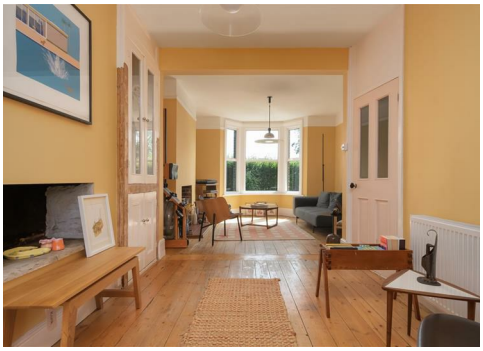
An exceptionally stylish period house, ideally situated in a sought-after location within easy reach of Whitstable's vibrant High Street, renowned for its independent shops, cafés and restaurants, the beach, working harbour and railway station.

The beautifully designed accommodation is arranged to provide a generous living room with exposed timber floorboards and a wood-burning stove, and a striking contemporary kitchen/breakfast room featuring bespoke plywood cabinetry. To the first floor are three bedrooms and a family bathroom.

The rear garden enjoys a westerly aspect and extends to approximately 58ft (17m), incorporating a decked seating area and garden shed.







LOCATION
Borstal Hill is a much sought after location in the popular seaside town of Whitstable, within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

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

GROUND FLOOR

• Living Room 21'12" x 12'5" (6.40m x 3.78m)

• Kitchen/Dining Room 13'5" x 11'8" (4.09m x 3.56m)

FIRST FLOOR

• Bedroom 1 11'6 x 9'3" (3.51m x 2.82m)

• Bedroom 2 10'10" x 8'5" (3.30m x 2.57m)

• Bedroom 3 8'2" x 7'11" (2.49m x 2.41m)

• Bathroom

OUTSIDE

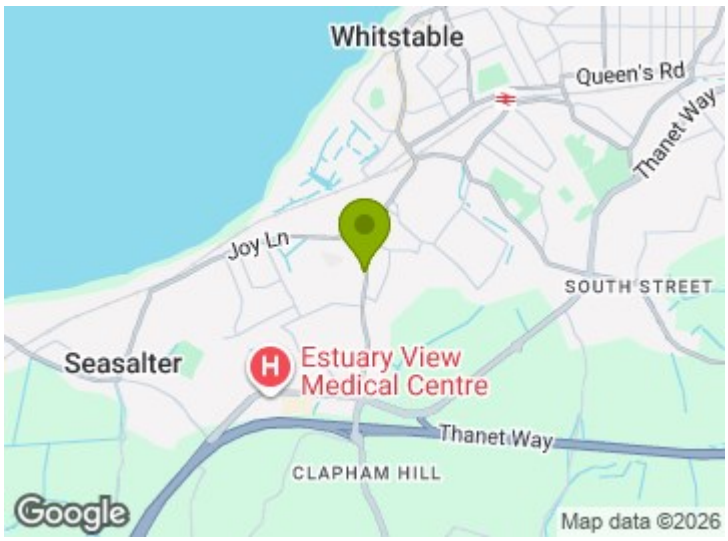
• Garden 58' x 15' (17.68m x 4.57m)










Whitstable
Queen's Rd
Thanet Way
Joy Ln
SOUTH STREET
Seasalter
Estuary View
Medical Centre
Thanet Way
CLAPHAM HILL
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Ground Floor

Main area: approx. 42.5 sq. metres (457.4 sq. feet)

First Floor

Main area: approx. 37.5 sq. metres (403.6 sq. feet)



Main area: Approx. 80.0 sq. metres (861.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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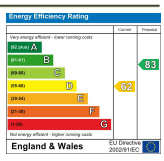

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