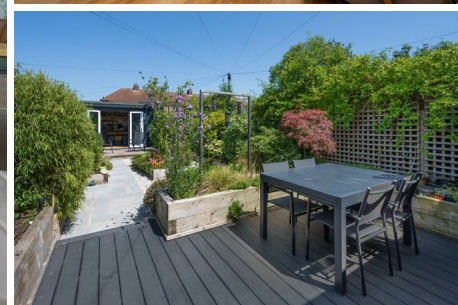


CHRISTOPHER HODGSON



Whitstable

£425,000 Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## 80 Westmeads Road, Whitstable, Kent, CT5 1LW

A beautifully presented and significantly extended family home, ideally located just moments from the seafront, less than 400 metres from Whitstable's renowned working harbour, and within a short stroll of the vibrant town centre and Harbour Street, with its array of boutique shops, popular cafés, bars, and highly regarded restaurants. Whitstable mainline station is also conveniently situated less than 500 metres away.

The bright and spacious accommodation is thoughtfully arranged and comprises, on the ground floor, an entrance hall, a comfortable sitting room, and an impressive open-plan living/kitchen featuring contemporary styling and bi-folding doors opening directly onto the rear garden. A modern shower room completes the ground floor.

To the first floor are three well-proportioned bedrooms, including two generous double rooms, together with a stylish and contemporary shower room.

The beautifully landscaped rear garden extends to approximately 41ft (12.50m) and incorporates a decked seating area, a versatile garden studio, and established flower and shrub borders, creating an ideal space for both relaxation and entertaining.

The property is offered for sale with no onward chain.



### LOCATION

Westmeads Road is situated close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting Room 13'9" x 12'0" (4.19m x 3.66m)

- Living Room/ Kitchen 26'3" x 14'8" (8.00m x 4.48m)

- Shower Room

#### FIRST FLOOR

- Bedroom 1 17'10" x 8'7" (5.44m x 2.62m)

- Bedroom 2 14'8" x 8'11" (4.47m x 2.72m )

- Bedroom 3 9'1" x 5'8" (2.76m x 1.72m)

- Shower Room

#### OUTSIDE

- Garden 54' x 17'6" (16.46m x 5.33m)

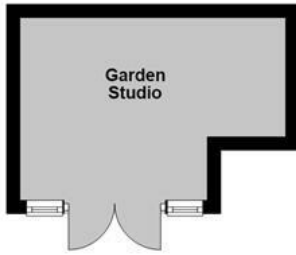
- Garden Studio 13' x 8'11" (3.96m x 2.72m)





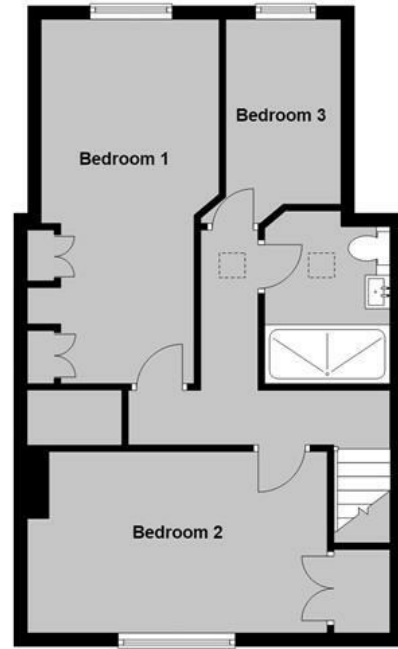
### Ground Floor

Main area: approx. 58.4 sq. metres (628.3 sq. feet)  
Plus outbuildings, approx. 9.7 sq. metres (104.3 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.3 sq. feet)



Main area: Approx. 105.1 sq. metres (1131.6 sq. feet)  
Plus outbuildings, approx. 9.7 sq. metres (104.3 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1865.10.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Lowest rating)	A+		
Very Energy Efficient	A		
Energy Efficient	B		
Decent	C	73	78
Needs Improvement	D		
Needs Improvement	E		
Needs Improvement	F		
Needs Improvement	G		
Very Energy Inefficient (Highest rating)	H		

England & Wales EPC Directive 2002/91/EC

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