

CHRISTOPHER HODGSON



Whitstable

£249,950 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

21 Wicketts End, Whitstable, Kent, CT5 1WD

A contemporary second floor apartment serviced by a lift and conveniently positioned just half a mile from Whitstable station. The property lies within close proximity to the bustling town centre with its highly regarded restaurants, boutique shops and café bars and is easily accessible to the seafront and harbour.

The smartly presented accommodation is arranged to provide an entrance hall, sitting room opening to the kitchen with a range of integrated appliances, two double

bedrooms and two stylish bathrooms including an en-suite shower room to the principal bedroom. The property benefits from two Juliet balconies, wooden shutters to all window and doors, and a large loft area providing an ideal storage space. An electronic gated parking area provides one allocated parking space accessed via Belmont Road. No onward chain.



LOCATION

Wicketts End is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. 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 0.5 miles distant, providing fast and frequent links 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 M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

SECOND FLOOR

- Entrance Hall
- Sitting Room 14'7" x 11'7" (4.46m x 3.54m)

- Kitchen 11'7" x 6'6" (3.54m x 2.00m)
- Bedroom 1 15'1" x 9'9" (4.60m x 2.98m)
- En-Suite Shower Room 7'8" x 4'9" (2.36m x 1.46m)
- Bedroom 2 10'8" x 8'8" (3.27m x 2.65m)
- Bathroom 6'9" x 6'1" (2.06m x 1.87m)

OUTSIDE

- Parking

Lease

The property is being sold with the remainder of a 125 year lease created in 2006 (subject to confirmation from vendors solicitor).

Ground Rent

NIL (subject to confirmation from vendors solicitor).

Service Charge

We have been advised that the Service Charge for the year 2025/2026 is £1966.26 per annum (subject to confirmation by vendor's solicitor).



Top Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 61.5 sq. metres (662.5 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	76	77
Below average	D		
Energy inefficient	E		
Very energy inefficient - higher running costs	F		
Worst energy efficiency	G		
England & Wales		Energy Efficiency Rating	EPD Domestic properties

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

