

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£400,000 Freehold

...for Coastal, Country & City living.



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# Whitstable

Bexley Cottage, 12 Bexley Street, Whitstable, Kent, CT5 1HD

\*VIDEO TOUR AVAILABLE\*

Bexley Cottage is an attractive double fronted period house situated in a desirable central location within the conservation area, moments from fashionable Harbour Street with its eclectic mix of independent shops and highly regarded restaurants, Whitstable's working harbour, and approximately 150 metres from the beach.

The beautifully presented accommodation retains much period detail and is arranged on the ground floor to provide a sitting room and a large open plan kitchen/dining room. To the first floor there are two bedrooms and a smartly fitted family bathroom. There is also a useful attic room.

Outside, there is a low maintenance courtyard garden. No onward chain.



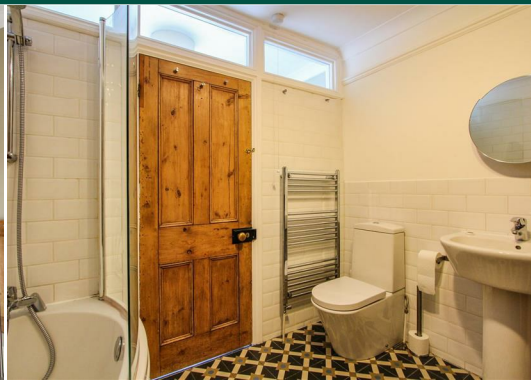
## Location

Bexley Street is situated just off Whitstable's bustling High Street, within easy walking distance of the beach (150 metres distant). Whitstable is an increasingly popular and fashionable town by the sea offering a wide range of amenities including boutique shops, highly regarded restaurants, watersports facilities and working harbour. Whitstable station (0.4 of a mile distant) provides fast and frequent links to London (Victoria) in 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 are:

- **Sitting Room**  
13'0" x 10'1" (3.97m x 3.07m)  
at maximum points.
- **Kitchen / Dining Room**  
20'3" x 13'0" (6.17m x 3.96m)  
at maximum points.
- **Bedroom 1**  
13'3" x 10'1" (4.04m x 3.07m)  
at maximum points.
- **Bedroom 2**  
12'5" x 6'6" (3.79m x 1.97m)  
at maximum points.



• **Bathroom**  
9'5 x 8'0 (2.87m x 2.44m )  
at maximum points.

• **Attic Room**  
23'5 x 8'6 (7.14m x 2.59m)  
at maximum points.

• **Courtyard Garden**  
14'5 x 5'0 (4.39m x 1.52m)  
at maximum points.

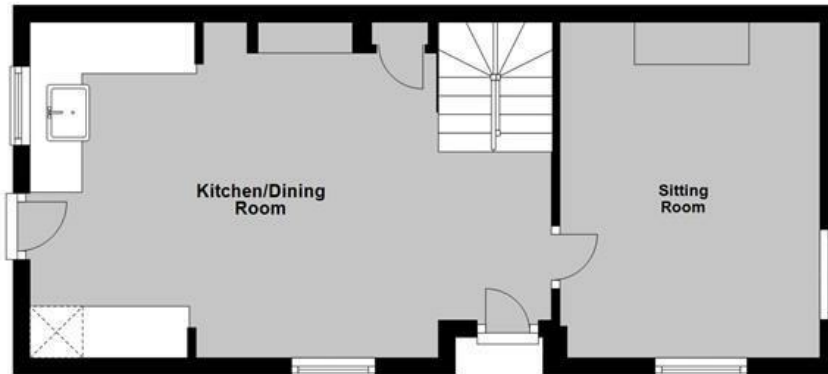
**Video Tour Available**

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



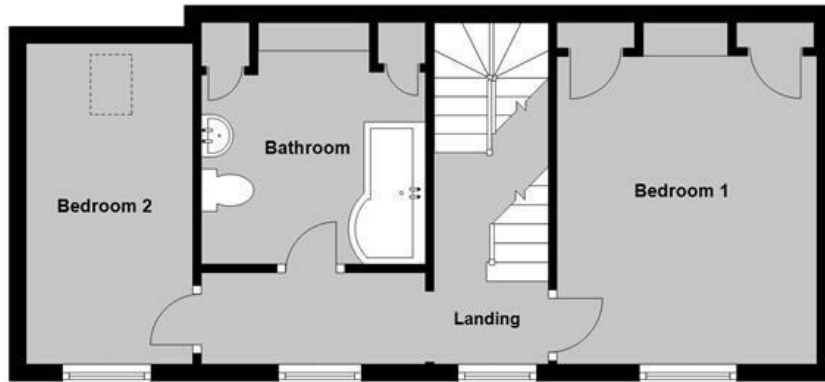
## Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



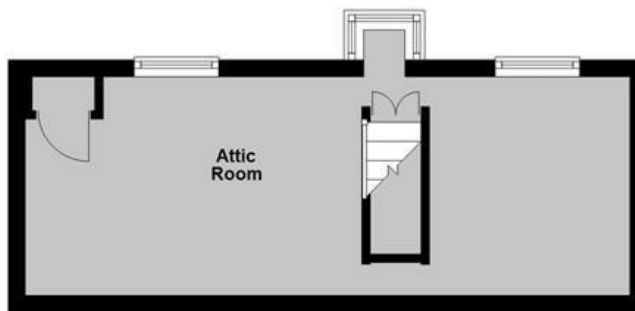
## First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



## Second Floor

Approx. 18.6 sq. metres (200.3 sq. feet)



Total area: approx. 92.3 sq. metres (993.0 sq. feet)

Council Tax Band to be confirmed.

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

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Energy Efficiency Rating	Energy Consumption (kWh/m²/yr)	CO2 Emissions (t/m²/yr)
A	15	1.5
B	25	2.5
C	35	3.5
D	45	4.5
E	55	5.5
F	65	6.5
G	75	7.5