Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

Guide Price £575,000 Freehold

...for Coastal, Country & City living.

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Whitstable

Bramber Cottage, 1 Marine Gap, Whitstable, Kent, CT5 1EN

A charming period cottage enviably positioned within the heart of the desirable conservation area, just off Island Wall and a few seconds from the beach, from where an enjoyable stroll along the seafront will take you to Whitstable's famous working Harbour. The property is conveniently positioned close to the bustling town centre and Harbour Street with its fashionable restaurants and independent shops. Whitstable mainline station is 0.8 of a mile distant.

The bright and spacious accommodation is arranged over three floors to provide an entrance porch, a sitting room open plan to a kitchen/dining room, a bathroom and three double bedrooms. Views across Whitstable Beach and towards the sea can be enjoyed from the upper floors.

To the rear of the property there is a small courtyard garden. The garden area to the front extends to 40ft (11m) and incorporates an area of off-street parking. No onward chain.

Location
Marine gap is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and 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 M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Porch**

- **Sitting Room**
11'5" x 9'8" (3.47m x 2.94m)
at maximum points.

- **Kitchen/Dining Room**
12'10" x 10'2" (3.93m x 3.11m)
at maximum points.

- **Bathroom**

FIRST FLOOR

- **Bedroom 1**
11'1" x 9'8" (3.39m x 2.94m)
at maximum points.

- **Cloakroom**

- **Bedroom 3**
6'0" x 12'11" (1.82m x 3.94m)
at maximum points.

SECOND FLOOR

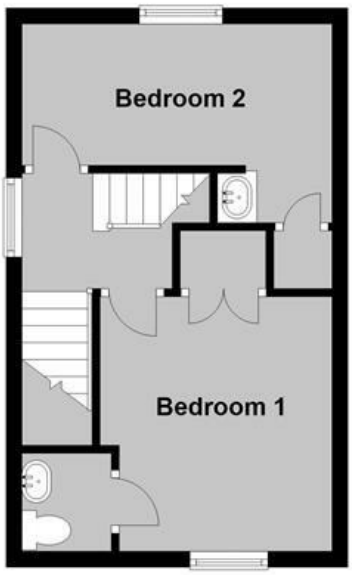
• Bedroom 2
10'3" x 12'11" (3.12m x 3.93m)
at maximum points.

OUTSIDE

Garden
40' x 11' (12.19m x 3.35m)
at maximum points.

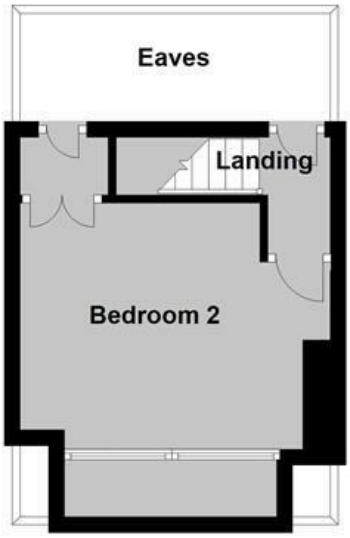
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

First Floor
Approx. 26.7 sq. metres (287.5 sq. feet)



Ground Floor
Approx. 36.7 sq. metres (395.3 sq. feet)

Second Floor
Approx. 17.7 sq. metres (190.4 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

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

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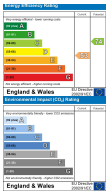

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