



Whitstable

£425,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

79 Regent Street, Whitstable, Kent, CT5 1JQ

VIDEO TOUR AVAILABLE

A significantly extended and smartly presented Victorian terraced house within the heart of the conservation area, moments from Whitstable's bustling High Street with it's eclectic mix of independent shops, galleries and highly regarded eateries, and within close proximity of schools, the beach, the harbour and Whitstable station (0.4 miles distant).

The property provides bright and spacious accommodation arranged on the ground floor to provide a sitting room, contemporary kitchen open-plan to a dining room with doors opening to the garden, and a bathroom. The first floor comprises three bedrooms.

The rear garden extends to 50ft (15m) and benefits from pedestrian access via Warwick Road. No onward chain.



Location

Regent Street is a highly desirable road within the town's conservation area in central Whitstable, accessible to shops, bus routes and station. Whitstable is an increasingly popular and 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 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

11'6" x 10'7" (3.51m x 3.23m)
at maximum points.

• Dining Area

10'6" x 9'11" (3.20m x 3.02m)
at maximum points.

• Kitchen

10'6" x 17'2" (3.20m x 5.23m)
at maximum points.

• Bedroom 1

11'4" x 10'2" (3.45m x 3.10m)
at maximum points.

• Bedroom 2

9'10" x 8'0" (3.00m x 2.44m)
at maximum points.



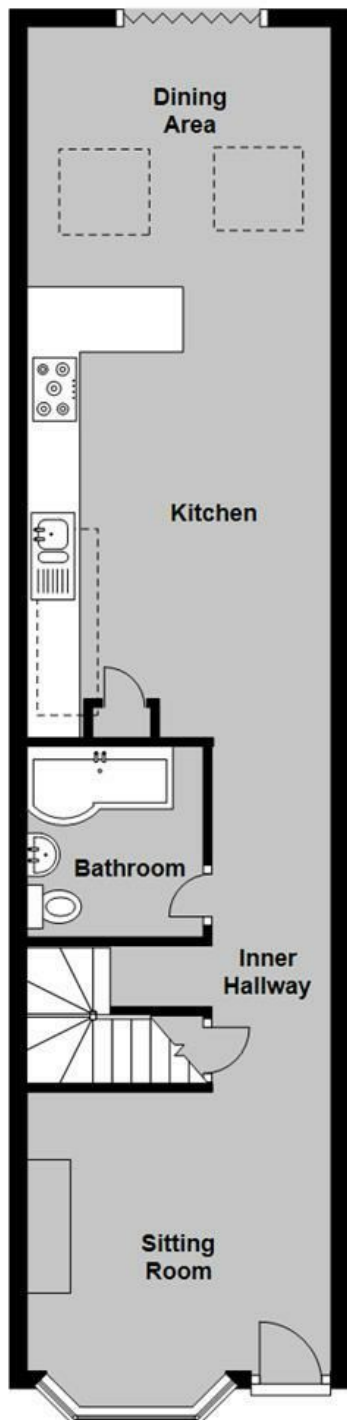
- **Bedroom 3**
9'2" x 6'10" (2.79m x 2.08m)
- **Bathroom**
7'3" x 6'8" (2.21m x 2.03m)
at maximum points.
- **Rear Garden**
50' x 12'1" (15.24m x 3.68m)
at maximum points.

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.



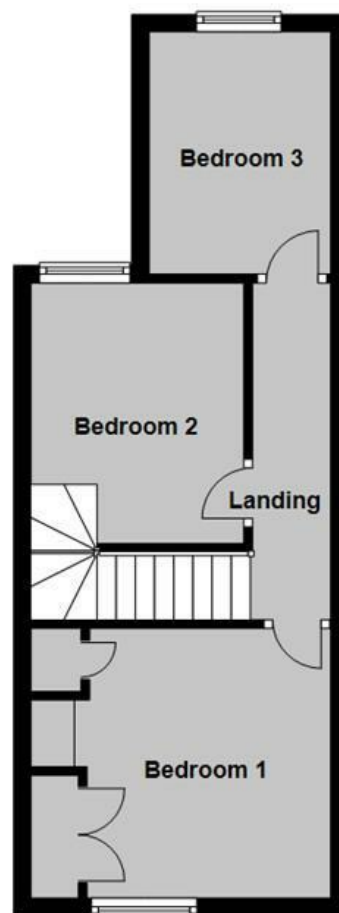
Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2020/2021 is £1,438.87.

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

