Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£450,000 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**

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Whitstable

Regency Cottage, 22 Borstal Hill, Whitstable, Kent, CT5 4LX

A superb Victorian house located within the conservation area and conveniently positioned within walking distance of Whitstable High Street's boutique shops, popular café bars and eateries, the beach, working harbour and Whitstable station (0.9 miles).

Set back from the road and beautifully presented throughout, Regency Cottage benefits from bright and spacious accommodation of 1104 sq ft (103 sq m). The ground floor comprises a large sitting/dining room with wood burning stove and a stylish kitchen/breakfast room. To the first floor there are two double bedrooms and a family bathroom.

Externally you will find a thoughtfully landscaped Westerly facing garden extending to 59 ft (18m) with lawn, patio, raised beds and mature shrubs. There is also the added benefit of a garden studio, which could be used as a work from home space.

Location
Borstal Hill is a much sought after location in the popular seaside town of Whitstable, within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and to the beach. 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 just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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

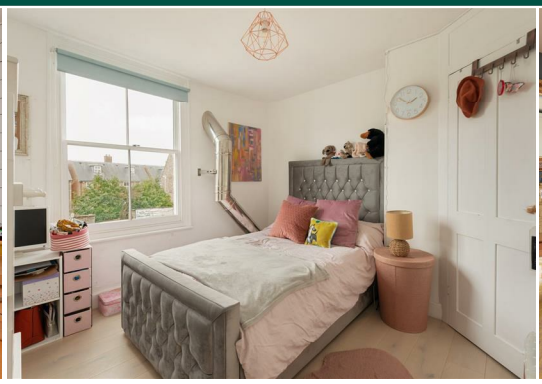
- **Sitting/Dining Room**
  23'4" x 13'7" (7.11m x 4.14m)
  at maximum points.

- **Kitchen/Breakfast Room**
  22'1" x 9'0" (6.74m x 2.75m)
  at maximum points.

FIRST FLOOR

- **Bedroom 1**
  13'7" x 12'0" (4.14m x 3.66m)
  at maximum points.

- **Bedroom 2**
  11'11" x 10'8" (3.64m x 3.25m)
  at maximum points.



• **Bathroom**
10'8" x 9'2" (3.25m x 2.79m)
at maximum points.

OUTSIDE

• **Garden Studio**
15'4" x 9'10" (4.67m x 3.00m)
at maximum points.

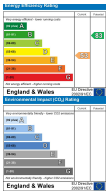
• **Rear Garden**
59' x 19' (17.98m x 5.79m)
at maximum points.

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

Total area: approx. 102.6 sq. metres (1104.1 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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