

CHRISTOPHER HODGSON



Whitstable

£325,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

72 Highgate Road, Whitstable, Kent, CT5 3HW

A spacious semi-detached bungalow conveniently positioned for access to Whitstable town centre, Tankerton slopes and seafront, supermarkets, bus routes and Whitstable mainline station (1.6 miles distant).

There is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained). The accommodation is currently arranged to provide an

entrance hall, a living room with sliding doors leading to the garden, a contemporary kitchen, three generous bedrooms, a bathroom, and a large loft room.

The mature and established rear garden enjoys a westerly aspect and extends to 31ft (9.45m), incorporating a raised patio area. No onward chain.



LOCATION

Highgate Road is a popular residential location within Whitstable which is accessed by Clover Rise. The property is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 16'9" x 11'10" (5.13m x 3.63m)

- Kitchen 11'10" x 8'3" (3.62m x 2.54m)
- Bedroom 1 13'10" x 10'0" (4.24m x 3.05m)
- Bedroom 2 10'2" x 9'8" (3.11m x 2.95m)
- Bedroom 3 8'10" x 6'10" (2.70m x 2.09m)
- Bathroom

FIRST FLOOR

- Loft Room 18'8" x 17'5" (5.69m x 5.32m)

OUTSIDE

- Garden 31' x 28'9" (9.45m x 8.76m)

Lease

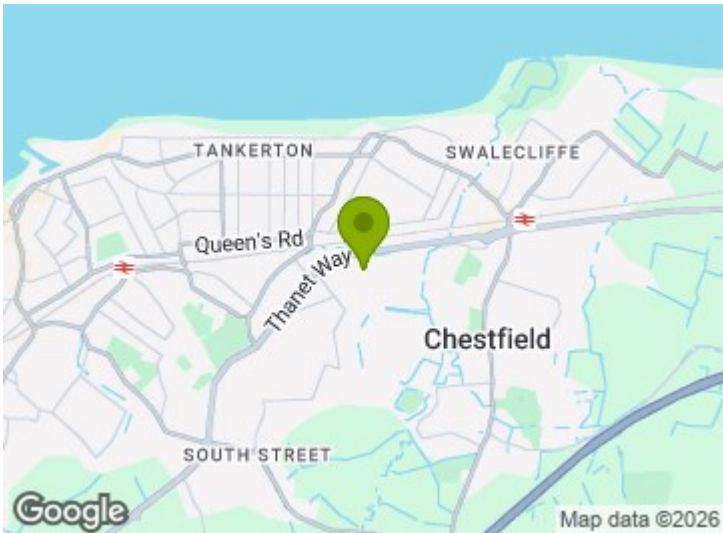
The property is being sold with the remainder of a 999 years lease granted on 25 March 1963 (subject to confirmation from vendor's solicitor).

Ground Rent

We have been advised that the Ground Rent for 2025/2026 is £30.00 per annum (subject to confirmation from vendor's solicitor).

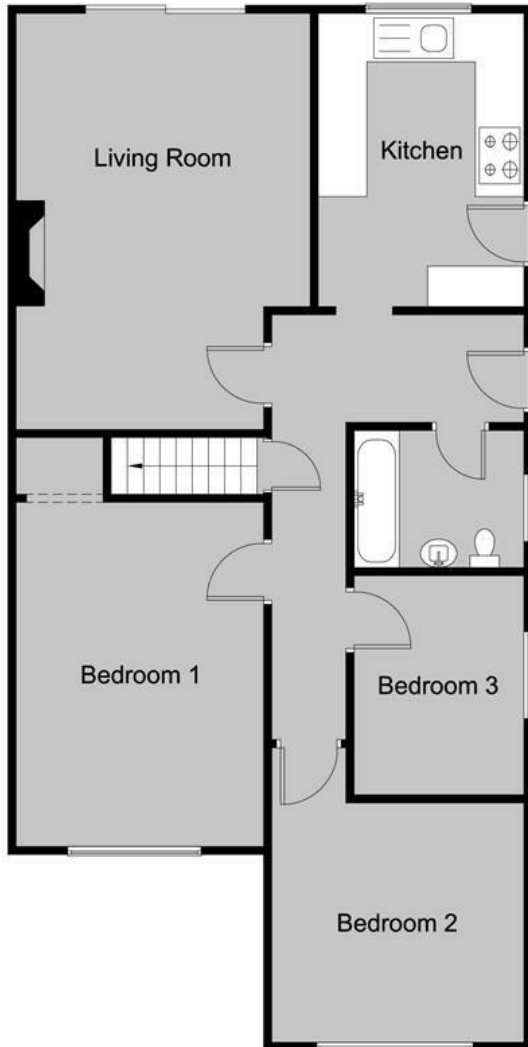
Service Charge

NIL (subject to confirmation from vendor's solicitor).



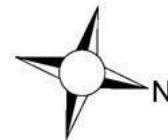
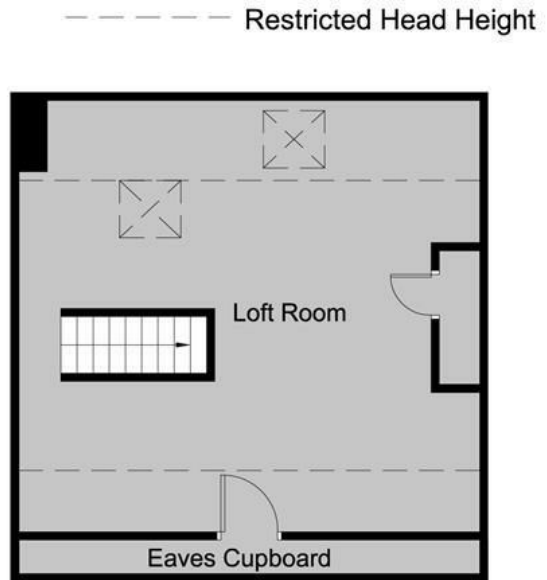
Ground Floor

Main area: approx. 72.0 sq. metres (775.0 sq. feet)



First Floor

Main area: approx. 33.2 sq. metres (357.4 sq. feet)



Main area: Approx. 105.2 sq. metres (1132.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient (newest category)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (oldest category)	H		
Energy Efficiency Rating		61	59
England & Wales		ED1 Domestic properties	

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

