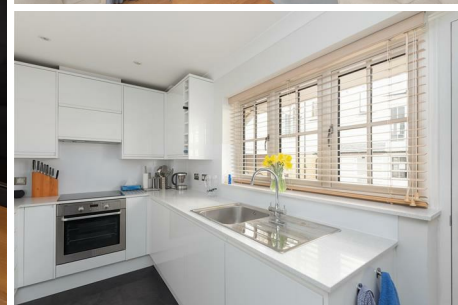


CHRISTOPHER HODGSON



Whitstable

£525,000 Freehold



Whitstable

2 The Slipway, Sea Wall, Whitstable, Kent, CT5 1BY

An exciting opportunity to acquire a three storey detached house enjoying a private and secluded position in the heart of Whitstable, moments from The Horsebridge Arts and Community Centre, Harbour Street with its array of independent shops and highly regarded restaurants and Whitstable's charming pebble beach, where a short and pleasant stroll will take you to the famous working harbour. Whitstable Station (0.6 miles).

The bright, spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall with under stair storage

cupboard and cloakroom, a generous sitting room with partially vaulted ceiling open plan to the dining area, and a recently fitted contemporary kitchen.

To the first floor there are two bedrooms and a bathroom, and the second floor is occupied by the principal bedroom with en-suite shower room.

Outside, there is a small seating area, one allocated parking space accessed via electronically operated gates from Terrys Lane, and a charging point for an electric vehicle. No onward chain.



LOCATION

The Slipway is a desirable location in Whitstable, conveniently positioned moments from the beach and 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 independent boutique shops, café bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 9'6" x 7'4" (2.90m x 2.25m)
- Sitting Room 14'11" x 11'1" (4.55m x 3.38m)
- Dining Area 8'7" x 7'6" (2.64m x 2.29m)
- Kitchen 13'1" x 7'6" (3.99m x 2.29m)

- Cloakroom 5'2" x 2'11" (1.60m x 0.89m)

FIRST FLOOR

- Bedroom 2 11'1" x 8'5" (3.39m x 2.59m)
- Bedroom 3 10'7" x 6'2" (3.25m x 1.88m)
- Bathroom 7'4" x 6'2" (2.26m x 1.88m)

SECOND FLOOR

- Bedroom 1 11'5" x 10'2" (3.48m x 3.11m)
- En-Suite Shower Room

Parking

One allocated parking space accessed via electronically operated gates from Terrys Lane.

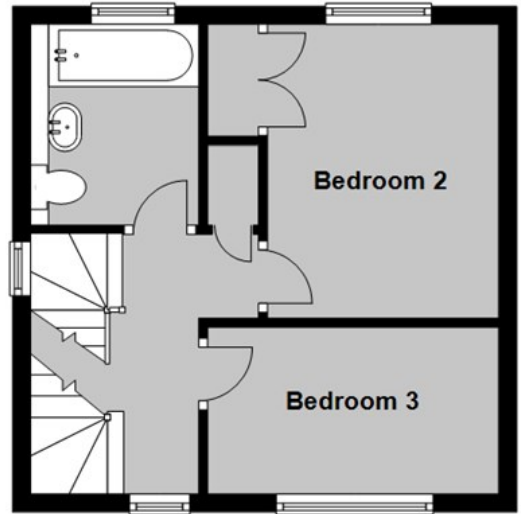
Service/Maintenance Charge

A service/maintenance charge is payable in the sum of approximately £408.00 every 6 months for the upkeep of the parking court and electronically operated gates (to be confirmed by vendor's solicitors).



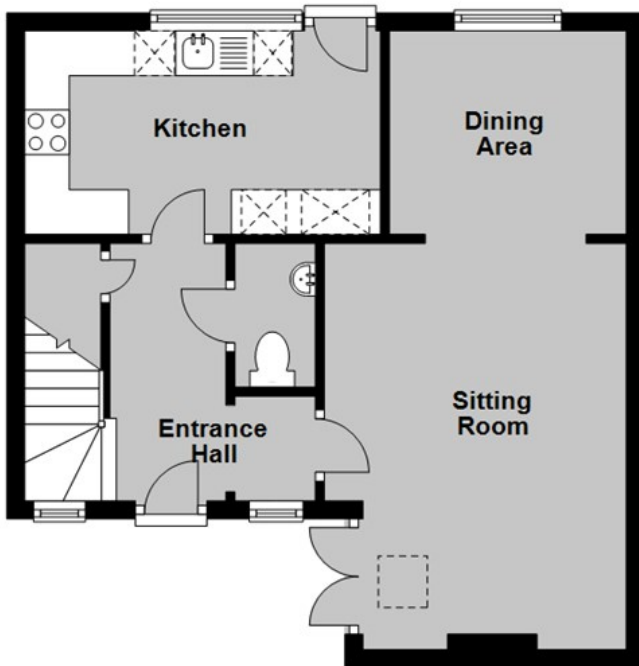
First Floor

Approx. 27.8 sq. metres (299.6 sq. feet)



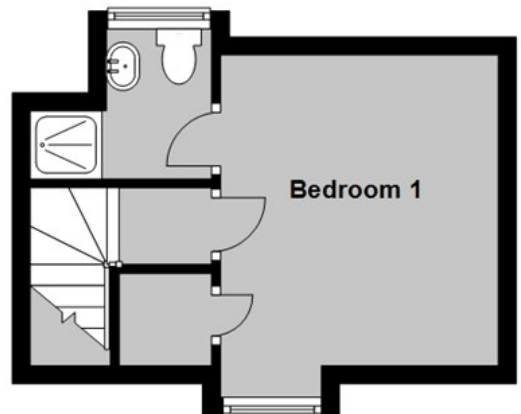
Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Second Floor

Approx. 18.5 sq. metres (198.7 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|--------------------|
| Very Energy Efficient (Green rating zone) | A | | |
| Energy Efficient (Light Green rating zone) | B | | |
| Decent (Yellow rating zone) | C | | |
| Needs Improvement (Orange rating zone) | D | | |
| Needs Improvement (Red rating zone) | E | | |
| Very Poor (Dark Red rating zone) | F | | |
| Very Poor (Darkest Red rating zone) | G | | |
| Energy Efficiency Rating | | 72 | 84 |
| England & Wales | | ED | December 2020/2021 |

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