



Whitstable

£309,950 Freehold

...for Coastal, Country & City living.

Whitstable

6 Swanfield Road, Whitstable, Kent, CT5 4HL

A beautifully presented Victorian terraced house enviably positioned within Whitstable's prized conservation area, moments from the bustling town centre which boasts a variety of independent shops and highly regarded restaurants, within close proximity of Whitstable station (0.5 of a mile), and a pleasant stroll from the beach.

The accommodation is arranged to provide a sitting room, dining room open-plan to a smartly fitted kitchen, and a ground floor bathroom. To the first floor there are two double bedrooms and a dressing room/study. There is potential to enlarge the ground floor accommodation with the addition of a side-return extension (subject to all necessary consents and approvals being obtained).

The West facing rear garden extends to 36ft (11m). No onward chain.



Location

Swanfield Road is a highly desirable location situated 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 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

13'1" x 12'3" (3.98m x 3.73m)
at maximum points.

• Dining Room

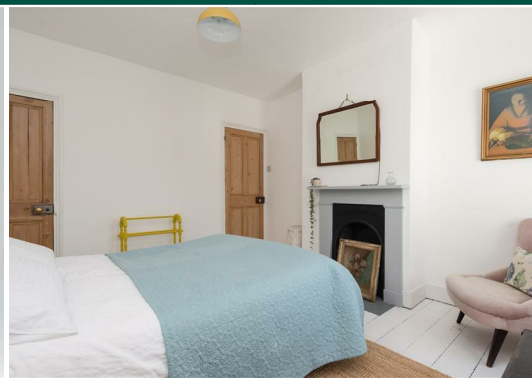
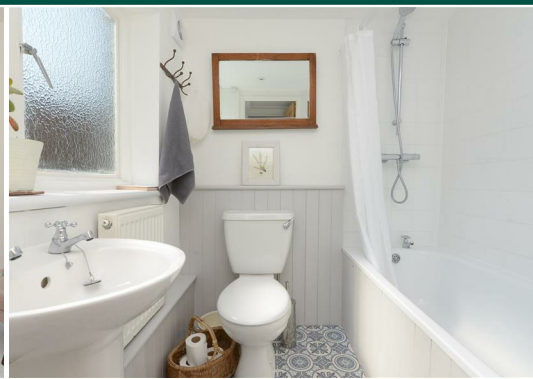
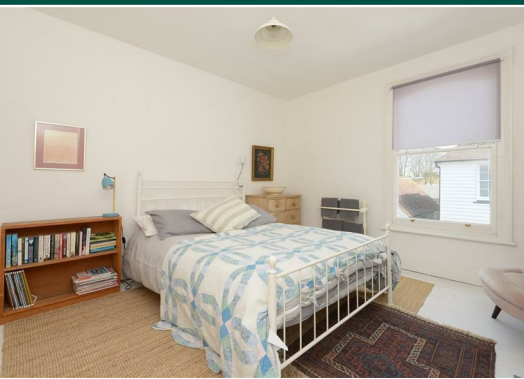
12'3" x 11'11" (3.73m x 3.63m)
at maximum points.

• Kitchen

12'7" x 5'9" (3.84m x 1.75m)
at maximum points.

• Bedroom I

12'6" x 11'2" (3.81m x 3.40m)
at maximum points.

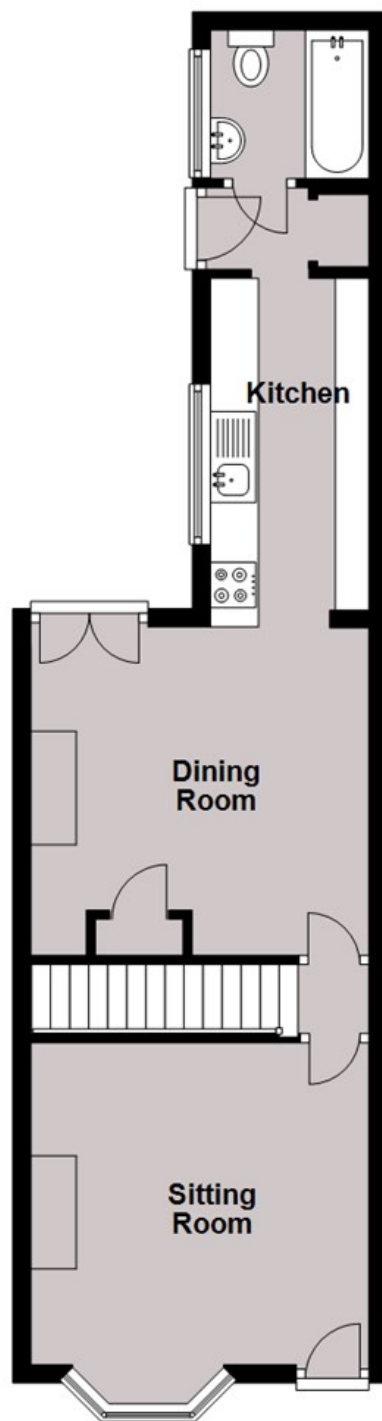


- **Bedroom 2**
12'6" x 11'11" (3.81m x 3.63m)
at maximum points.
- **Study/Dressing Room**
10'0" x 7'5" (3.04m x 2.26m)
- **Bathroom**
- **Rear Garden**
36' x 12' (10.97m x 3.66m)
at maximum points.



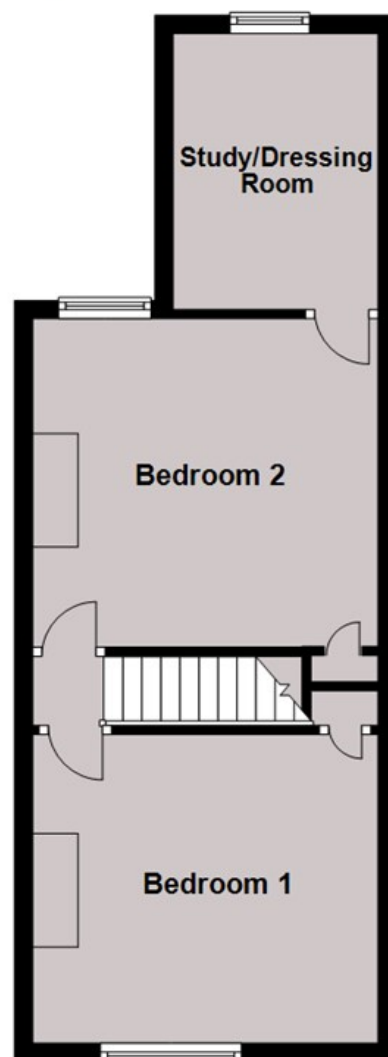
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 79.5 sq. metres (855.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2018/2019 is £1,312.53

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

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