CHRISTOPHER HODGSON

Whitstable

£499,950 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

15 Fountain Street, Whitstable, Kent, CT5 1HB

An attractive double fronted Victorian house, enviably positioned within the heart of the conservation area and within a short stroll of Whitstable's working harbour and pebble beach, the vibrant town centre, and station (0.6 miles distant).

The beautifully presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room open-plan to the dining room with casement doors opening to the garden, a smartly fitted kitchen, utility area, cloakroom and a further reception room which could be used as a third double bedroom. To the first floor there are two double bedrooms, including the principal bedroom with dressing area/study, and a bathroom.

Outside, there are two attractive paved courtyard areas which enjoy a South Easterly aspect. No onward chain.

LOCATION
Fountain Street is situated just off Whitstable's bustling High Street, within easy walking distance of the beach (150 metres distant). Whitstable is an increasingly popular and fashionable town by the sea offering a wide range of amenities including boutique shops, highly regarded restaurants, watersports facilities and working harbour. Whitstable station (0.6 of a mile distant) provides fast and frequent links to London (Victoria) in 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

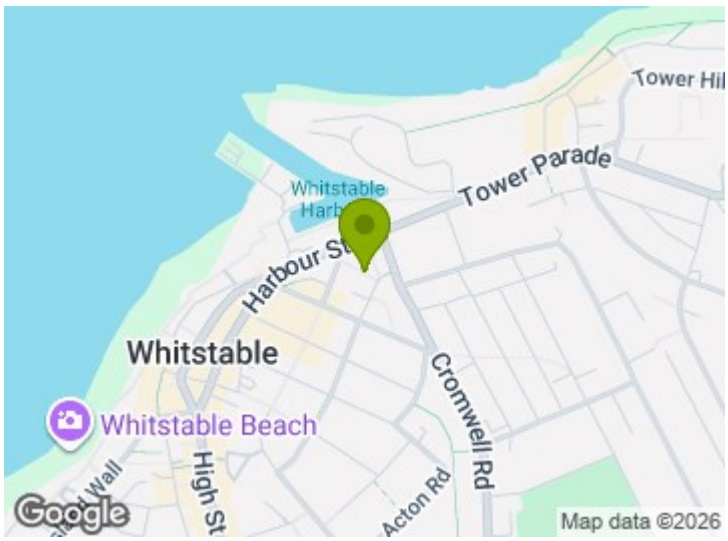
- Entrance Hall 11'7" x 4'11" (3.55m x 1.51m)
- Sitting Room 11'8" x 11'6" (3.55m x 3.51m)
- Dining Room 14'5" x 7'5" (4.41m x 2.27m)
- Kitchen 9'5" x 7'10" (2.86m x 2.39m)
- Bedroom 3 12'5" x 11'8" (3.79m x 3.57m)
- Utility Room 7'10" x 5'10" (2.39m x 1.78m)

FIRST FLOOR

- Bedroom 1 12'5" x 11'8" (3.78m x 3.56m)
- Dressing Room/ Study 9'1" x 7'6" (2.78m x 2.31m)
- Bedroom 2 11'10" x 11'7" (3.60m x 3.52m)
- Bathroom 7'6" x 4'10" (2.30m x 1.49m)

OUTSIDE

- Courtyard Garden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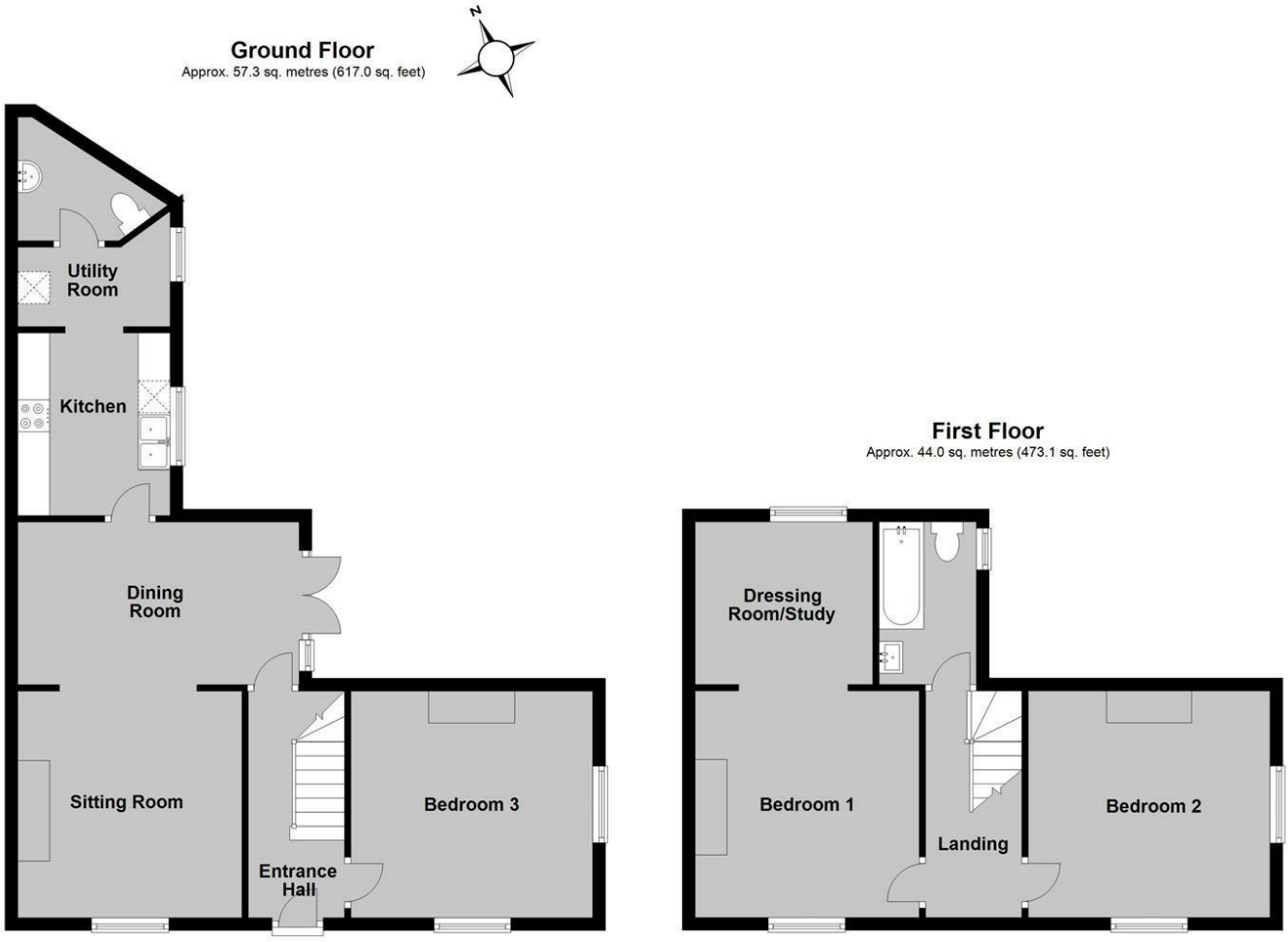

Total area: approx. 101.3 sq. metres (1090.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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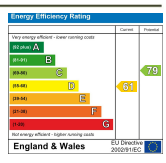

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