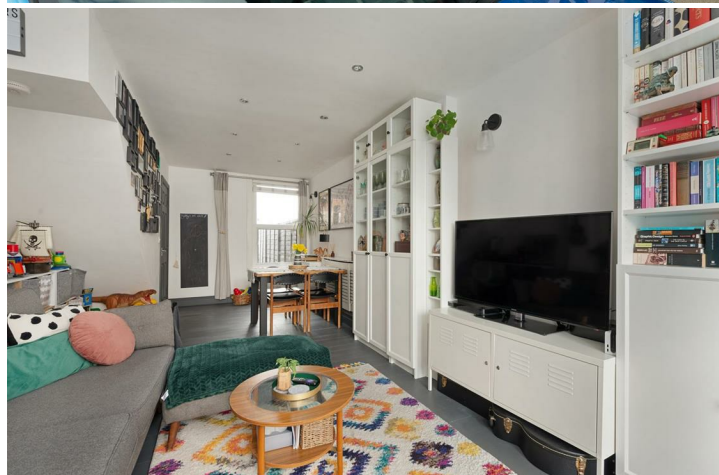


Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£439,950 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

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

21 King Edward Street, Whitstable, Kent, CT5 1JU

A significantly extended and beautifully presented Victorian terraced house within the heart of the conservation area, moments from Whitstable's bustling High Street with its eclectic mix of independent shops, galleries and highly regarded eateries, and within close proximity of schools, the beach, the harbour and Whitstable station (0.4 miles distant).

This attractive period home has undergone an extensive programme of remodelling and refurbishment, and is finished to a high standard throughout. The staircase has been relocated to create a large open-plan living room with dining area, and the addition of a loft extension provides a third bedroom.

The comfortably proportioned accommodation is arranged on the ground floor to provide an open-plan living/dining room and a contemporary kitchen. The first and second floors comprise three bedrooms and a large shower room.

Externally the rear garden extends to 43ft (13m) and benefits from pedestrian access to the rear from King Edward Alley with rear access. There is a useful storage room and utility area. No onward chain.



Location

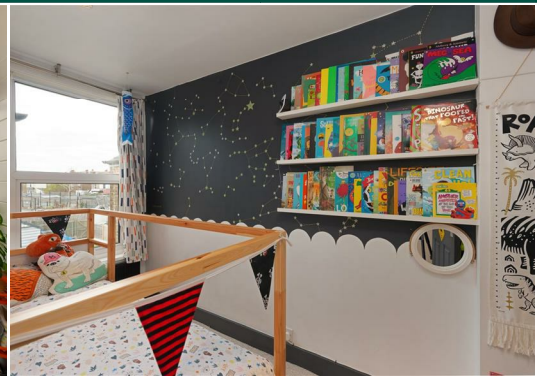
King Edward Street is a highly desirable road within the town's conservation area in central Whitstable, accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports 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:

GROUND FLOOR

- **Living Room / Dining Room**
23'10" x 11'5" (7.26m x 3.47m)
at maximum points.
- **Kitchen**
11'2" x 6'10" (3.41m x 2.09m)
at maximum points.
- **Utility**
3'1" x 2'7" (0.94m x 0.79m)
at maximum points.
- **Storage**
7'6" x 6'5" (2.31m x 1.98m)
at maximum points.



FIRST FLOOR

- **Bedroom 1**
11'4" x 10'9" (3.47m x 3.28m)
at maximum points.
- **Bedroom 2**
13'0" x 5'0" (3.96m x 1.52m)
at maximum points.
- **Shower Room**
10'0" x 6'10" (3.05m x 2.09m)
at maximum points.

SECOND FLOOR

- **Bedroom 3**
13'10" x 10'0" (4.22m x 3.05m)
at maximum points.

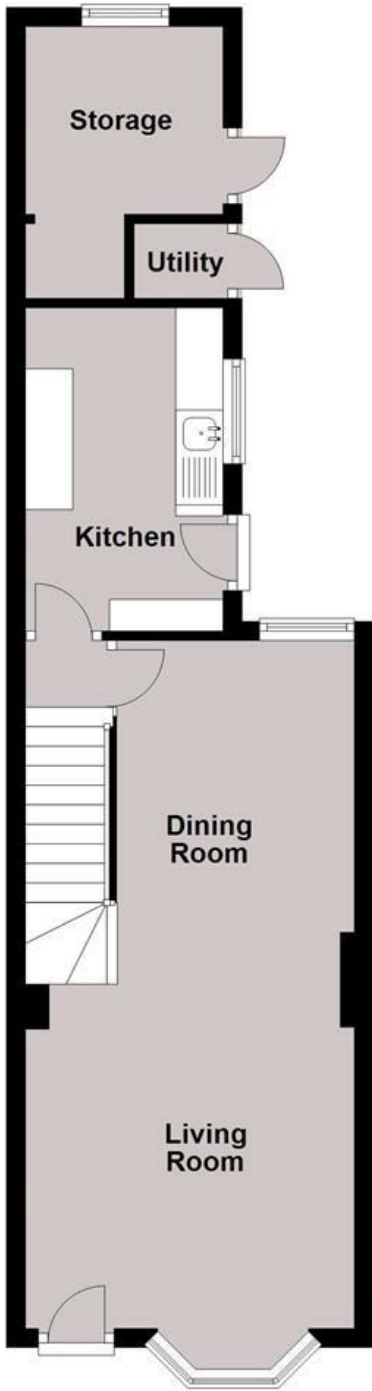
OUTSIDE

- **Garden**
43" x 12" (13.11m x 3.66m)
at maximum points.

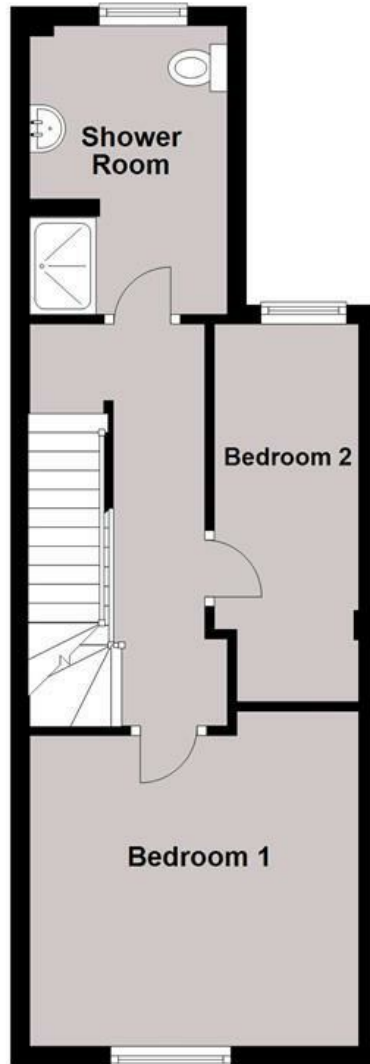
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

Google Map data ©2022

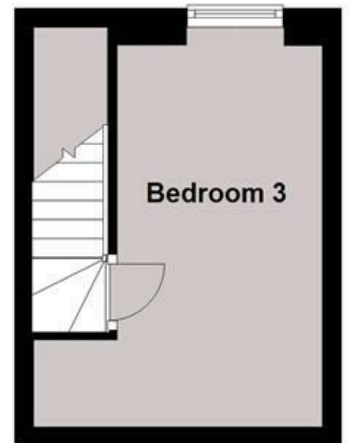
Ground Floor
Approx. 39.3 sq. metres (423.5 sq. feet)



First Floor
Approx. 36.1 sq. metres (389.0 sq. feet)



Second Floor
Approx. 12.9 sq. metres (138.5 sq. feet)



Total area: approx. 88.4 sq. metres (951.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2021/2022 is £1,508.87.

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

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Band	Value
A	£1,250.00 - £1,499.99
B	£1,500.00 - £1,749.99
C	£1,750.00 - £2,000.00
D	£2,000.00 - £2,250.00
E	£2,250.00 - £2,500.00
F	£2,500.00 - £2,750.00
G	£2,750.00 - £3,000.00
H	£3,000.00 - £3,250.00
I	£3,250.00 - £3,500.00
J	£3,500.00 - £3,750.00
K	£3,750.00 - £4,000.00
L	£4,000.00 - £4,250.00
M	£4,250.00 - £4,500.00
N	£4,500.00 - £4,750.00
O	£4,750.00 - £5,000.00
P	£5,000.00 - £5,250.00
Q	£5,250.00 - £5,500.00
R	£5,500.00 - £5,750.00
S	£5,750.00 - £6,000.00
T	£6,000.00 - £6,250.00
U	£6,250.00 - £6,500.00
V	£6,500.00 - £6,750.00
W	£6,750.00 - £7,000.00
X	£7,000.00 - £7,250.00
Y	£7,250.00 - £7,500.00
Z	£7,500.00 - £7,750.00
Band B	£1,508.87