

CHRISTOPHER HODGSON



**Whitstable**

**£209,950** Leasehold



---

# Whitstable

## *6 Horsebridge Road, Whitstable, Kent, CT5 1AF*

A smartly presented second floor apartment enviably positioned in the heart of Whitstable, less than 100 metres from the beach and just moments from Harbour Street with its boutique shops and restaurants, Whitstable harbour, The Horsebridge Arts and Community Centre and Whitstable station (0.6 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, living room with double doors opening to a balcony with South Easterly aspect, a modern kitchen, two double bedrooms with built-in wardrobes, and a bathroom. No onward chain.



### LOCATION

Horsebridge Road is situated in the heart of Whitstable's desirable conservation area being accessible to the beach, shops, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including boutique shops, well regarded restaurants, watersports facilities and working harbour for which the town is renowned. Whitstable station (0.6 of a mile distant) provides fast and frequent links to London (Victoria) with a journey time of 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:

#### SECOND FLOOR

- Entrance Hall
- Living Room 26'5" x 10'3" (8.04m x 3.12m)
- Balcony 12'6" x 4'8" (3.81m x 1.42m)

- Kitchen 8'10" x 6'10" (2.69m x 2.08m)
- Bedroom 1 13'5" x 10'8" (4.08m x 3.24m)
- Bedroom 2 10'7" x 8'10" (3.23m x 2.69m)
- Bathroom

### SERVICE CHARGE

The annual service charge for 2024/2025 is £2,491.24 (subject to confirmation from the vendor's solicitor).

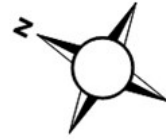
### LEASE

We understand that the property is being sold with the remainder of a 125 year lease created in August 2003 (subject to confirmation from the vendor's solicitors).

### GROUND RENT

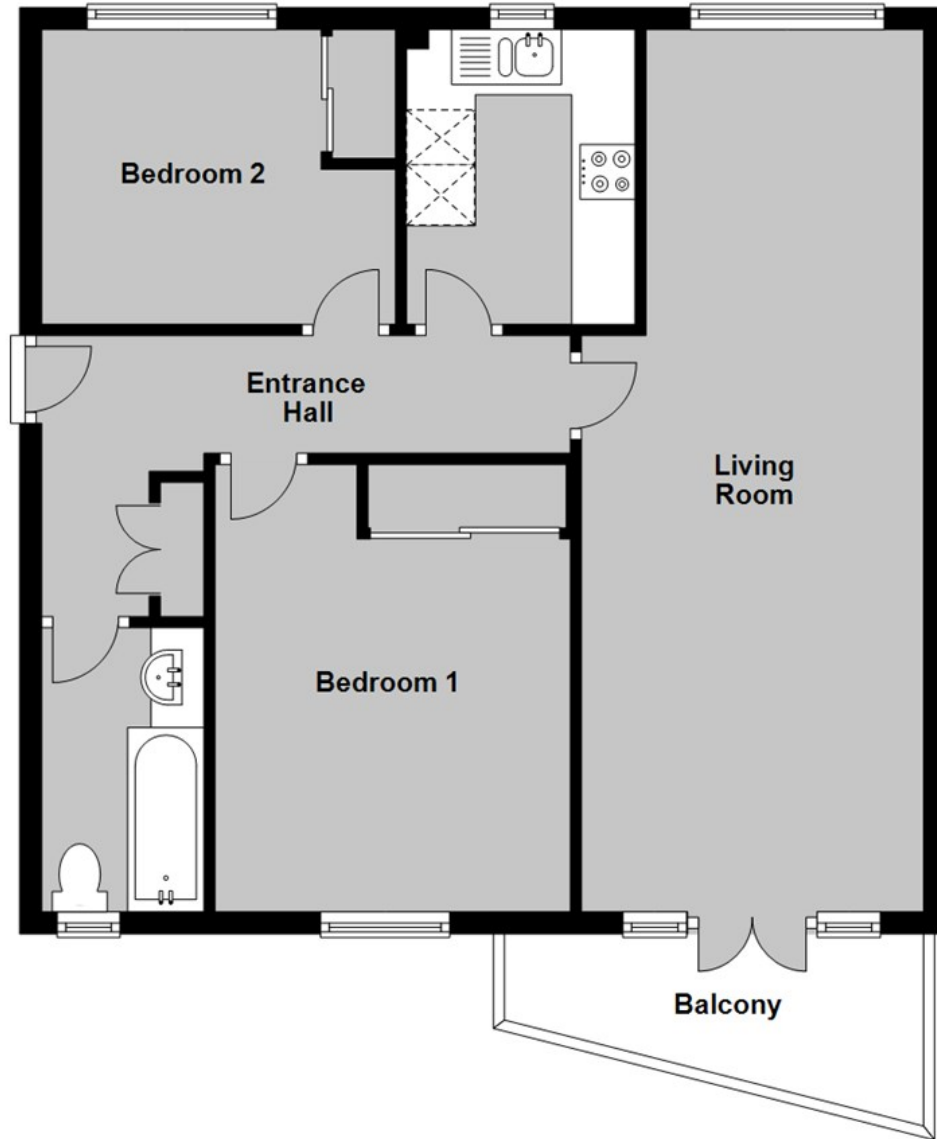
Nil





## Second Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.**

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
A	B
70	82
B	C
C	D
D	E
E	F
F	G

England & Wales  
EPC Decree 2008/1012

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

