CHRISTOPHER HODGSON

Whitstable

£315,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

11 Norman Road, Whitstable, Kent, CT5 4JY

A spacious semi-detached family home conveniently positioned within close proximity of the bustling town centre, Whitstable station, schools, bus routes, and a short stroll from Whitstable's pebble beach.

The property would now benefit from a programme of updating and improvement and there is scope for further extension and remodelling of the existing accommodation (subject to obtaining all necessary consents and approvals).

The ground floor is arranged to provide an entrance hall, sitting room, kitchen, conservatory, and a shower room. To the first floor there are three bedrooms and a cloakroom.

Outside, the garden extends to the rear and side of the house and incorporates several seating areas. A driveway provides an area of off street parking for multiple vehicles. No onward chain.

Location
Norman Road is a convenient location being accessible to local bus routes and amenities at Whitstable town centre (approximately half a mile distant). Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Sitting Room 15'10" x 12'2" (4.83m x 3.71m)

• Kitchen 10'1" x 8'6" (3.07m x 2.58m)

• Conservatory 11'10" x 10'0" (3.63m x 3.05m)

• Shower Room 10'0" x 5'0" (3.07m x 1.53m)

FIRST FLOOR

• Bedroom 1 12'10" x 10'0" (3.92m x 3.04m)

• Bedroom 2 9'5" x 8'7" (2.89m x 2.64m)

• Bedroom 3 9'0" x 6'11" (2.75m x 2.11m)

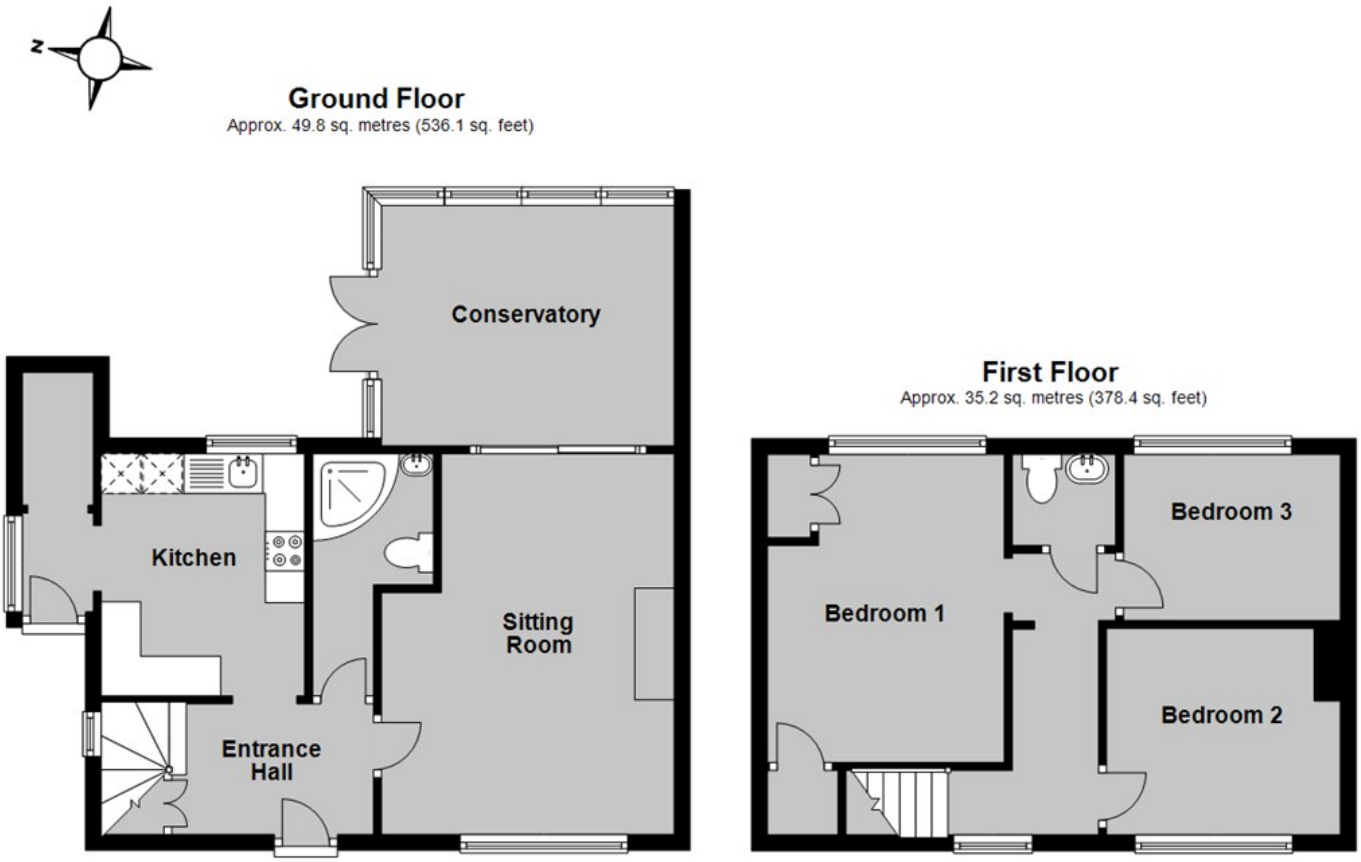
• Cloakroom 4'4 x 3'9 (1.32m x 1.14m)

OUTSIDE

• Garden 32' x 29' (9.75m x 8.84m)

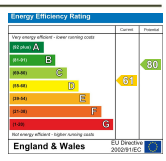
Video Tour
Please view the video tour for this property, and contact us to discuss arranging a viewing.

TANKERTON
Whitstable
Queen's Rd
Thanet Way
Joy Ln
Millstrood Rd
SOUTH STREET
Estuary View
Medical Centre
Seasalter
Borstal Hill
A299
Google
CLAPHAM HILL
Map data ©2024



Total area: approx. 85.0 sq. metres (914.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.



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