

CHRISTOPHER HODGSON



Whitstable
£350,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

2G Vulcan Close, Whitstable, Kent, CT5 4LZ

A contemporary mid-terrace family home ideally situated within walking distance of Whitstable's bustling town centre and station (0.9 miles), and easily accessible to the seafront, supermarkets, and Estuary View Medical Centre.

The spacious and smartly presented accommodation is arranged over three floors. The ground floor provides an entrance porch, entrance hall, a generous open-plan living room with bi-folding doors opening to the garden, a sleek modern kitchen, and a cloakroom. To the first floor,

there are two double bedrooms and a stylish family bathroom. The principal bedroom occupies the entire top floor and benefits from a dressing room and en-suite shower room.

Outside, the property benefits from a thoughtfully landscaped rear garden and off-street parking to the front. No onward chain.



LOCATION

Vulcan Close is conveniently situated for access to Whitstable town centre, amenities, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network. and is also accessible to Whitstable mainline railway station which offers fast and frequent services to London Victoria (approximately 80mins). The high speed service also provides access to London St Pancras (approximately 73mins). The A299 is also accessible offering access to the A2/M2 linking to the channel ports and subsequent

motorway network. The town provides a range of well regarded shopping, educational and leisure facilities including a working harbour and the seafood restaurants and water sports facilities for which it is renowned.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch 9'8" x 2'9" (2.97m x 0.86m)
- Entrance Hall 10'2" x 4'0" (3.11m x 1.22m)
- Living Room 15'7" x 14'5" (4.76m x 4.40m)
- Kitchen 10'5" x 9'8" (3.18m x 2.97m)
- Cloakroom

FIRST FLOOR

- Bedroom 2 14'6" x 8'10" (4.42m x 2.71m)



- Bedroom 3 14'5" x 10'4" (4.40m x 3.15m)

- Bathroom 6'9" x 6'2" (2.08m x 1.90m)

SECOND FLOOR

- Bedroom 1 11'7" x 14'5" (4.77m x 4.40m)

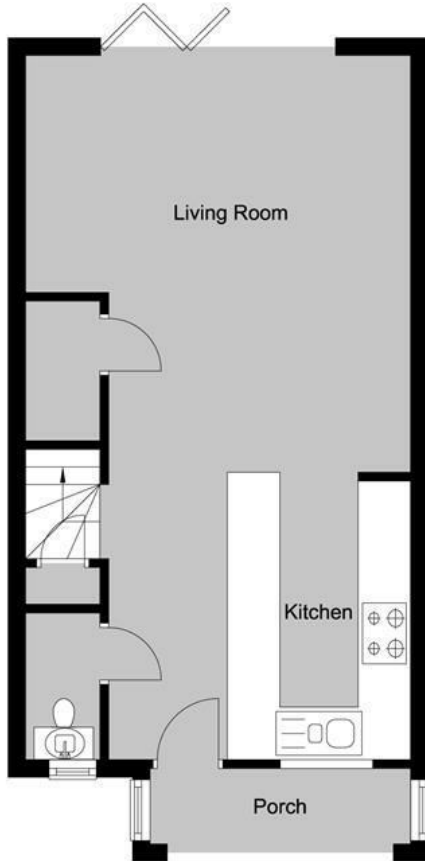
- Dressing Room 7'8" x 7'5" (2.34m x 2.27m)

- En-Suite Shower Room 7'6" x 4'5" (2.30m x 1.35m)

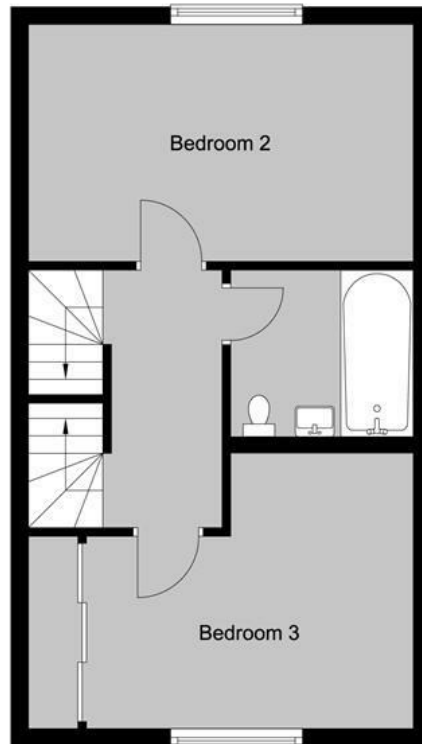
OUTSIDE

- Garden 20' x 15' (6.10m x 4.57m)

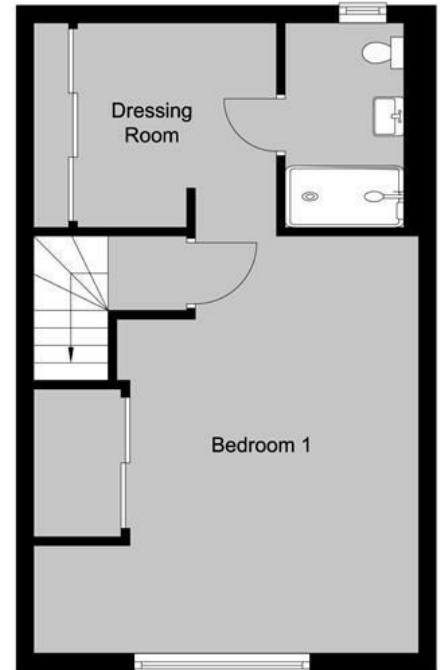
Main area: approx. 38.4 sq. metres (413.3 sq. feet)



Main area: approx. 35.5 sq. metres (382.1 sq. feet)



Main area: approx. 31.8 sq. metres (342.3 sq. feet)



Main area: Approx. 105.7 sq. metres (1137.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

Endland & Wales EU Directive

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