

CHRISTOPHER HODGSON



Whitstable
£535,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

42 Canterbury Road, Whitstable, Kent, CT5 4EZ

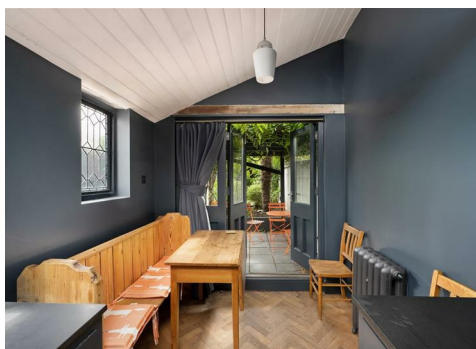
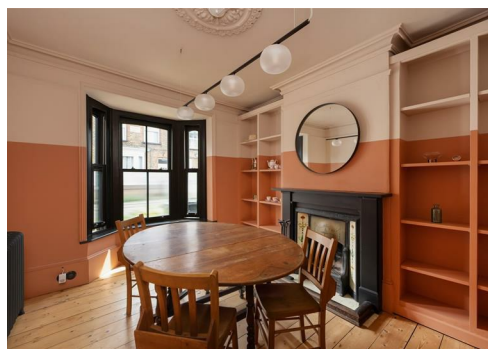
An attractive period townhouse in a highly desirable location within the conservation area, conveniently positioned within moments of the bustling town centre with its boutique shops, fashionable eateries and independent galleries, and a short stroll to the beach and famous working harbour. Whitstable station is within short walking distance (0.6 miles).

Having undergone a sympathetic programme of refurbishment, this spacious family home retains much period detail, including joinery and fireplaces, and is presented in enviable style throughout. The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting

room, dining room, a stylish kitchen with casement doors leading to the garden, and a cloakroom.

To the first floor, there are two double bedrooms and a smartly fitted bathroom. The second floor provides two further double bedrooms.

The delightful rear garden incorporates several seating areas and a summer house. There is pedestrian access to the rear from both Norfolk Street and Suffolk Street. No onward chain.



LOCATION

Canterbury Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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
- Sitting Room 11'9" x 10'4" (3.59m x 3.14m)
- Dining Room 13'11" x 11'9" (4.26m x 3.60m)
- Kitchen 18'6" x 7'6" (5.63m x 2.28m)

- Cloakroom

FIRST FLOOR

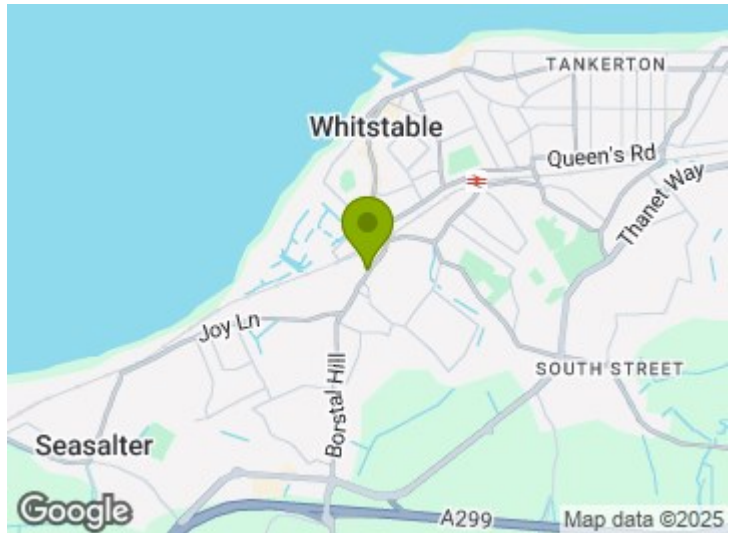
- Bedroom 1 14'1" x 11'9" (4.30m x 3.59m)
- Bedroom 4 9'6" x 7'0" (2.89m x 2.14m)
- Bathroom 6'11" x 6'6" (2.11m x 2.00m)

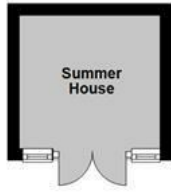
SECOND FLOOR

- Bedroom 2 14'0" x 13'7" (4.28m x 4.16m)
- Bedroom 3 14'0" x 9'3" (4.28m x 2.84m)

OUTSIDE

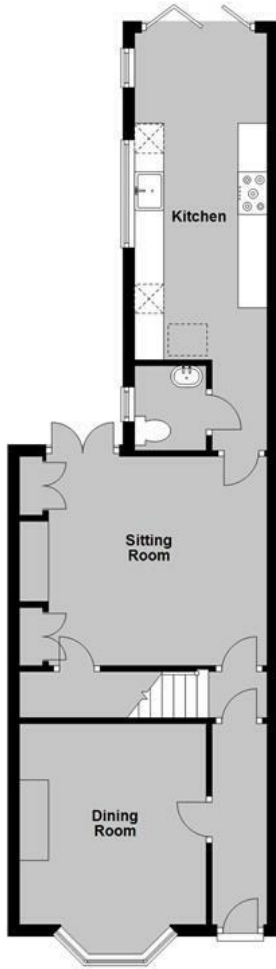
- Summer House 7'11" x 7'6" (2.42m x 2.30m)
- Garden 72" x 15" (21.95m x 4.57m)





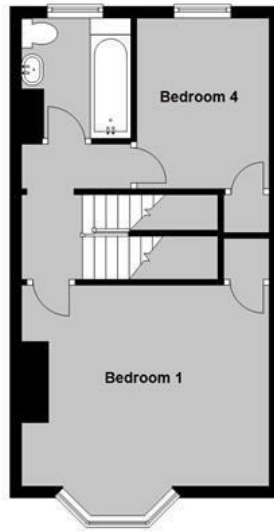
Ground Floor

Main area: approx. 51.4 sq. metres (552.8 sq. feet)
Plus outbuildings, approx. 5.6 sq. metres (59.9 sq. feet)



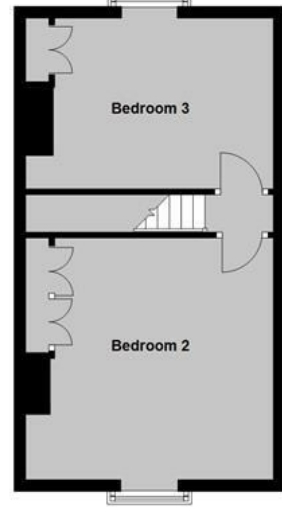
First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Main area: Approx. 120.2 sq. metres (1294.2 sq. feet)

Plus outbuildings, approx. 5.6 sq. metres (59.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/20/26 is £1,791.42.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency	G		
England & Wales		Current	Potential

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

