

CHRISTOPHER HODGSON



Whitstable
£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

1 Fletcher Road, Whitstable, Kent, CT5 3HE

A significantly extended and beautifully presented family home in a sought-after location, conveniently positioned within walking distance of supermarkets, Chestfield Medical Centre, and easily accessible to Whitstable town centre, Tankerton slopes and seafront, bus routes and Whitstable mainline station (1 mile).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a sitting room, a large living room with a wood-burning stove and bi-folding doors leading to the garden, a contemporary kitchen, a stylish shower room, and a utility room.

To the first floor, there are three generous bedrooms, and a smartly fitted family bathroom.

The thoughtfully landscaped and well maintained rear garden incorporates several seating areas including a raised decked area, and a natural stone patio. A garage to the rear of the property provides off-street parking, accessed via Fletcher Road.



LOCATION

Fletcher Road is a popular residential location within Whitstable which is accessed by Highgate Road. The property is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

GROUND FLOOR

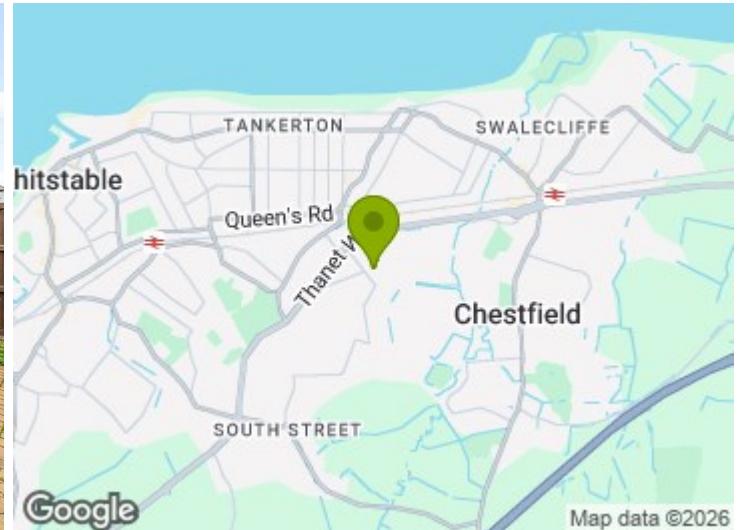
- Entrance Hall
- Sitting Room 13'6" x 12'1" (4.11m x 3.68m)
- Living Room 25'5" x 13'6" (7.75m x 4.12m)
- Kitchen 10'4" x 8'5" (3.15m x 2.57m)
- Shower Room
- Utility Room 10' x 3'8" (3.05m x 1.12m)

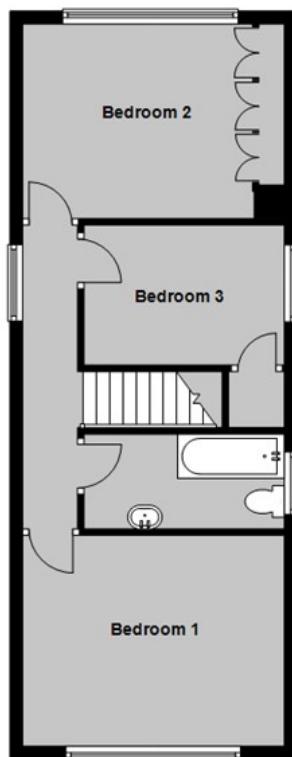
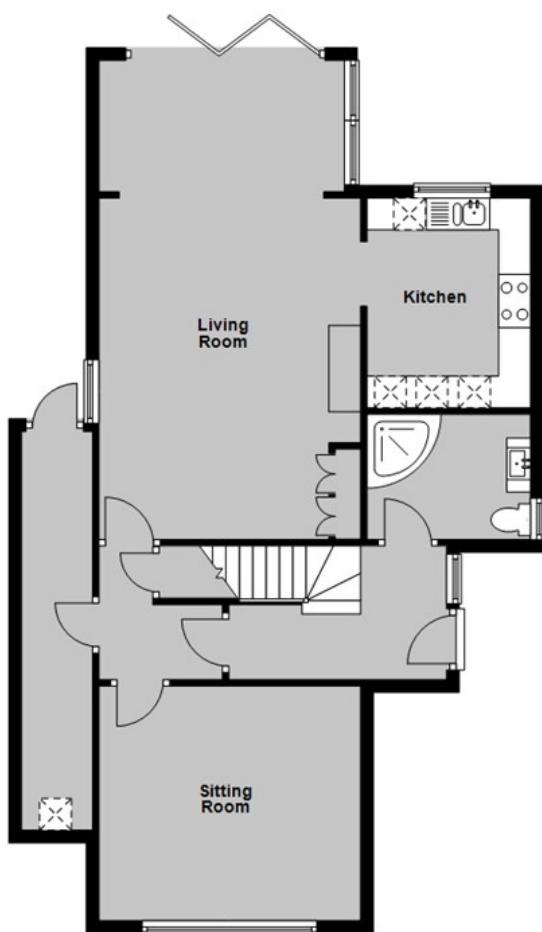
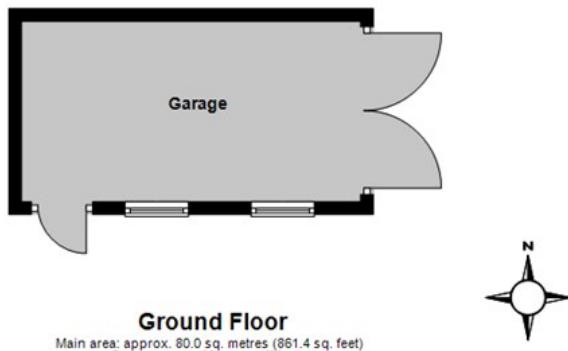
FIRST FLOOR

- Bedroom 1 11'3" x 10'11" (3.43m x 3.33m)
- Bedroom 2 13'6" x 10'4" (4.11m x 3.15m)
- Bedroom 3 10'4" x 7'3" (3.15m x 2.21m)
- Bathroom

OUTSIDE

- Garden 53'3" x 31'7" (16.23m x 9.63m)
- Garage 17'7" x 9'4" (5.36m x 2.84m)





Main area: Approx. 127.3 sq. metres (1370.5 sq. feet)
Plus garage, approx. 15.2 sq. metres (163.5 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	
Very energy efficient - near zero energy	Code
Excellent A	77
Good B	63
Satisfactory C	50
Needs improvement D	37
Poor E	24
Very poor F	11
Very, very poor G	8
Very, very, very poor H	5

Not energy efficient - higher running costs

England & Wales

EC Directive 2002/91/EC

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