

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£325,000 Freehold

...for Coastal, Country & City living.



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Whitstable

103 South Street, Whitstable, Kent, CT5 3EL

A spacious semi-detached house situated in a desirable location within close proximity of Tesco supermarket, a short walk to Whitstable station (0.8 miles), and easily accessible to the bustling town centre and Tankerton seafront.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a spacious sitting room opening to a dining room and kitchen/breakfast room. The first floor comprises three double bedrooms and a smartly fitted bathroom.

There is considerable potential to extend and remodel the existing accommodation to create a larger family home (subject to all necessary consents and approvals being obtained).

The rear garden enjoys a Westerly aspect and extends to 71ft (21m). The garden is mainly laid to lawn and incorporates a detached outbuilding and an area laid to patio. No onward chain.



Location

South Street is a desirable location conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broadleaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. 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 are:

GROUND FLOOR

- **Entrance Porch**
- **Entrance Hall**
11'1" x 5'9" (3.38m x 1.75m)
at maximum points.
- **Sitting Room**
12'7" x 11'8" (3.83m x 3.55m)
at maximum points.
- **Dining Room**
10'4" x 8'7" (3.14m x 2.61m)
at maximum points.
- **Kitchen/Breakfast Room**
10'4" x 8'10" (3.14m x 2.70m)
at maximum points.



FIRST FLOOR

- **Bedroom 1**
12'7" x 10'4" (3.83m x 3.15m)
at maximum points.
- **Bedroom 2**
10'4" x 10'4" (3.14m x 3.15m)
at maximum points.
- **Bedroom 3**
9'7" x 7'1" (2.91m x 2.16m)
at maximum points.
- **Bathroom**
7'2" x 5'1" (2.18m x 1.55m)
at maximum points.

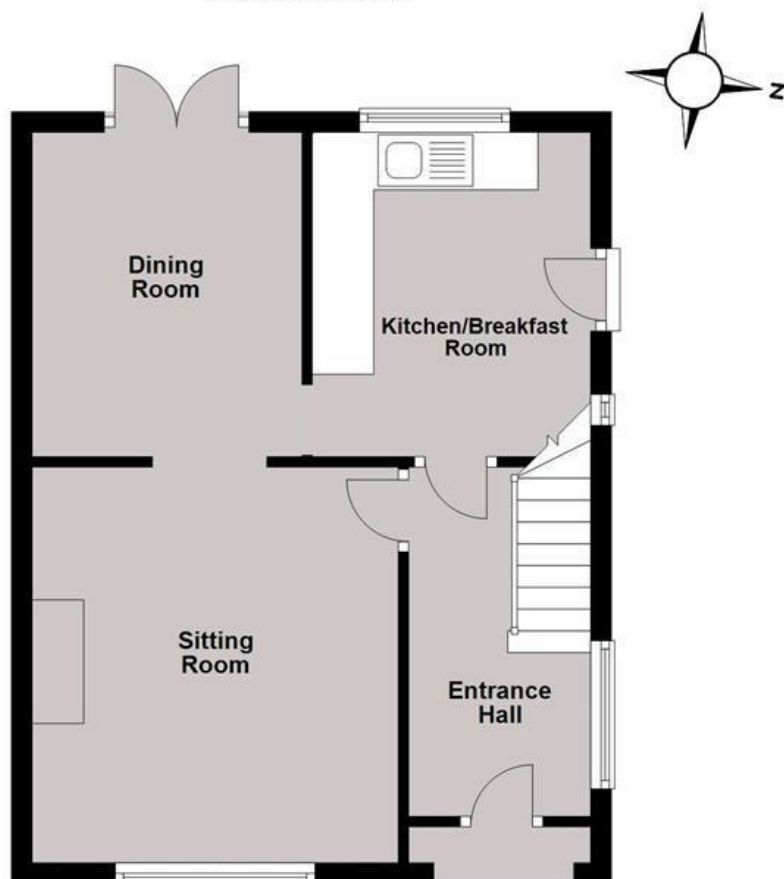
- **Cloakroom**
4'2" x 2'11" (1.27m x 0.89m)
at maximum points.

OUTSIDE

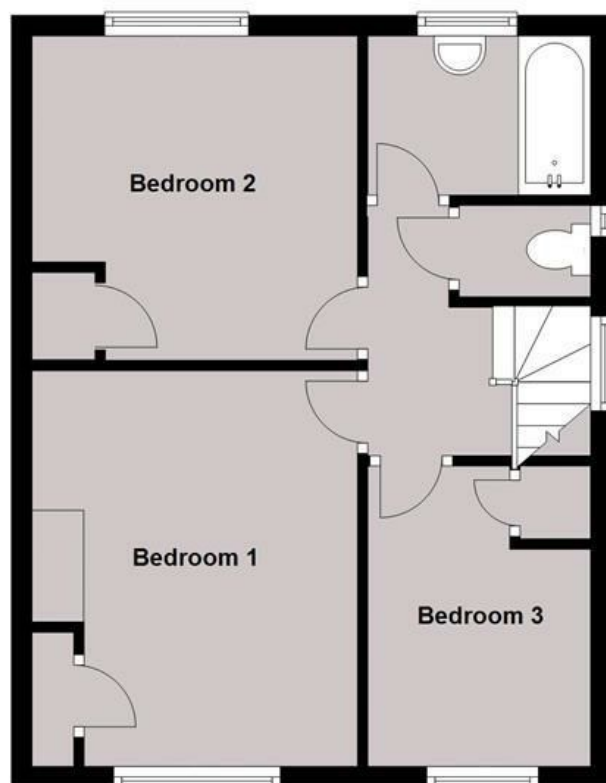
- **Garden**
71' x 25' (21.64m x 7.62m)
at maximum points.
- **Outbuilding**



Ground Floor



First Floor



Total area: approx. 76.6 sq. metres (824.0 sq. feet)

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

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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