

CHRISTOPHER HODGSON



Whitstable
£595,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

9 Collingwood Road, Whitstable, Kent, CT5 1ED

A spacious and smartly presented detached house on an exceptionally peaceful private road in the heart of the town, from where it commands uninterrupted views over Whitstable golf course. The beach is moments away (320 metres) and Whitstable station is also easily accessible (0.7 miles).

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen open-plan to a dining room, conservatory, utility room and a bathroom.

The first floor comprises three double bedrooms (with fitted furniture to bedrooms 1 & 2), a shower room, and a spacious balcony enjoying a Southerly aspect and views across the golf course.

The gardens extend to 54ft (16.4m) and a block paved driveway provides off road parking for a number of vehicles. No onward chain.



LOCATION

Collingwood Road is situated between West Cliff and Island Wall and runs parallel to the golf course over which the property commands far reaching views. It is a convenient and desirable location moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of boutique shops and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to 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 leading 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 11'0" x 10'9" (3.36m x 3.30m)

- Dining Room 10'2" x 10'0" (3.10m x 3.05m)
- Kitchen 11'0" x 10'11" (3.36m x 3.35m)
- Conservatory 14'7" x 10'3" (4.45m x 3.13m)
- Utility Room 6'4" x 6'3" (1.95m x 1.93m)
- Bathroom 8'0" x 6'4" (2.45m x 1.95m)

FIRST FLOOR

- Bedroom 1 12'1" x 10'11" (3.70m x 3.34m)
- Bedroom 2 12'1" x 7'10" (3.70m x 2.40m)
- Bedroom 3 10'2" x 9'3" (3.10m x 2.83m)
- Shower Room 8'11" x 6'6" (2.73m x 2.00m)
- Balcony 8'6" x 4'10" (2.61m x 1.49m)

OUTSIDE

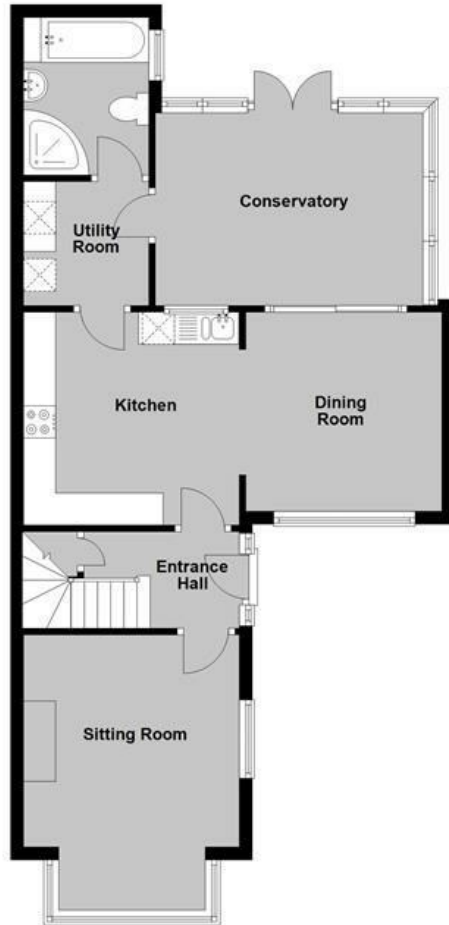
- Garden 54" x 26" (16.46m x 7.92m)





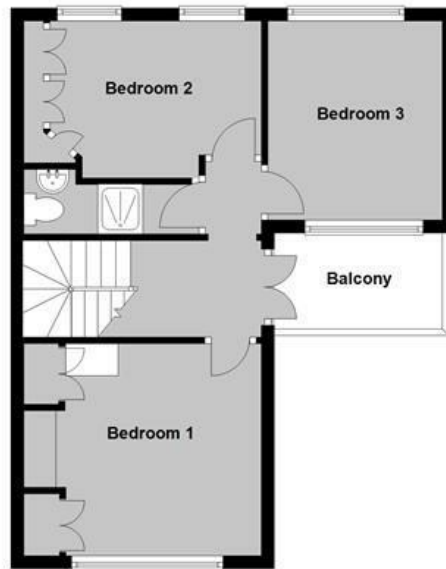
Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (high carbon)	F		
Worst energy inefficient (highest carbon)	G		
Energy Efficiency Rating		Current	Potential
England & Wales			

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

