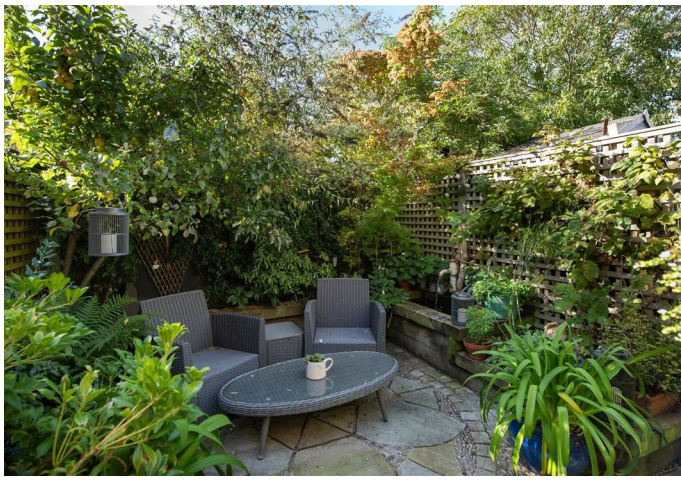
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£450,000 Freehold

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

16 Swanfield Road, Whitstable, Kent, CT5 4HL

An attractive Victorian semi-detached house situated in a highly desirable central location within Whitstable's prized conservation area. The bustling town centre is nearby, which boasts a variety of independent shops and highly regarded restaurants, and the house is within close proximity of Whitstable station (0.5 miles), and a pleasant stroll from the beach.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining area, kitchen and a utility/cloakroom. To the first floor there are two double bedrooms and a large family bathroom, with a separate shower.

The secluded courtyard garden extends to 21ft (6m) and enjoys a South Westerly aspect. The property also benefits from off street parking, located to the side of the property, a rare commodity in this central location.

Location
Swanfield 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 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 are:

GROUND FLOOR

- **Entrance Hall**
at maximum points.

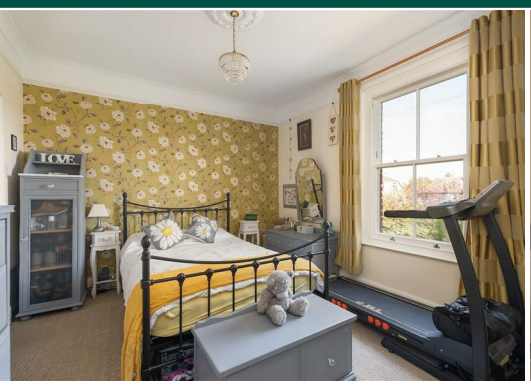
- **Sitting Room**
11'2" x 10'9" (3.40m x 3.27m)
at maximum points.

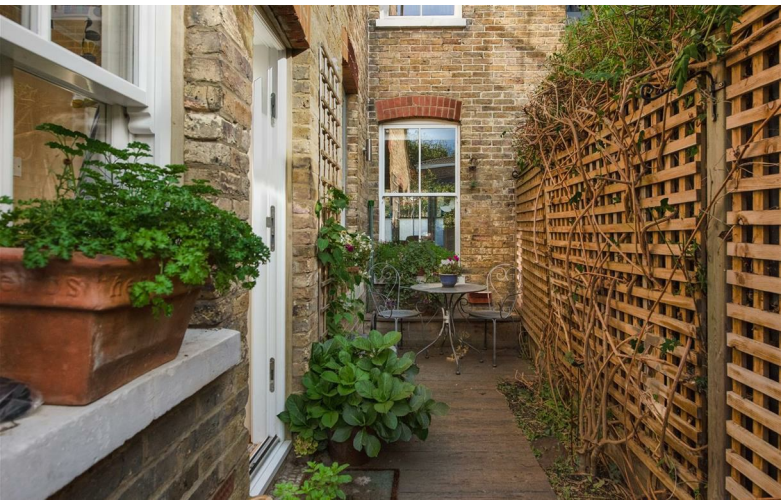
- **Dining Room**
11'6" x 11'4" (3.51m x 3.45m)
at maximum points.

- **Kitchen**
11'2" x 8'10" (3.40m x 2.69m)
at maximum points.

- **Utility Room**
8'3" x 5'7" (2.51m x 1.70m)
at maximum points.

- **Cloakroom**
5'7" x 2'7" (1.70m x 0.79m)
at maximum points.





FIRST FLOOR

- **Bedroom 1**
11'0" x 14'2" (3.36m x 4.32m)
at maximum points.

- **Bedroom 2**
11'6" x 9'5" (3.50m x 2.88m)
at maximum points.

- **Bathroom**
11'1" x 8'4" (3.38m x 2.54m)
at maximum points.

OUTSIDE

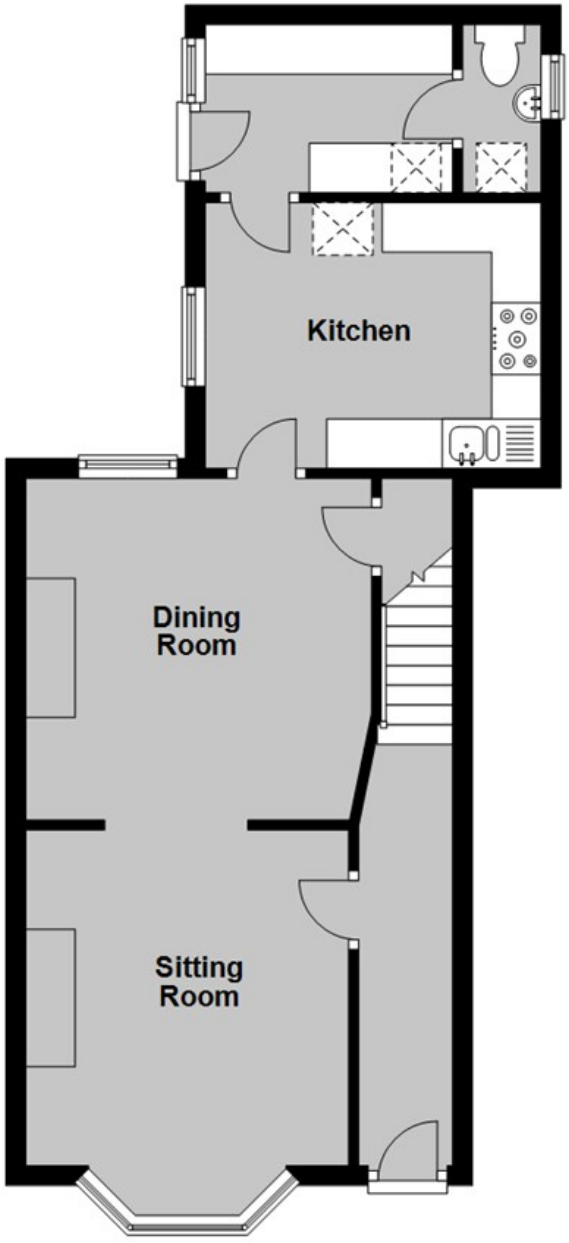
- **Courtyard Garden**
21' x 16' (6.40m x 4.88m)
at maximum points.

- **Parking**
The property benefits from one allocated parking space located to the side of the property.

Video Tour
Please view the video tour for this property, and contact us to discuss arranging a viewing.

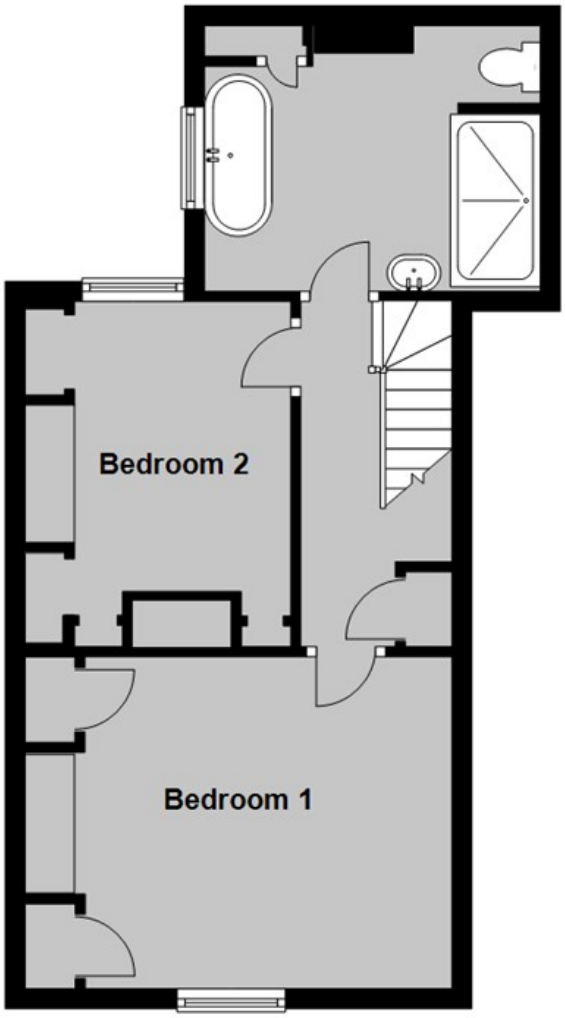
Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



First Floor

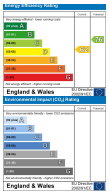
Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 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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