



Whitstable

£420,000 Freehold

...for Coastal, Country & City living.



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Whitstable

77 Westmeads Road, Whitstable, Kent, CT5 1LW

A charming terraced house ideally positioned within moments of the beach, Whitstable's famous working harbour, and a short stroll to the bustling town centre and Harbour Street with its boutique shops, popular café bars and highly regarded restaurants. Whitstable mainline station is 550 metres distant.

The beautifully presented accommodation is arranged on the ground floor to provide an entrance hall opening to the sitting room and a stylish open-plan kitchen/dining room. The first floor comprises two double bedrooms, a study/third bedroom, and a contemporary shower room. The property also offers considerable scope to extend and remodel (subject to all necessary consents and approvals being obtained).

The thoughtfully landscaped rear garden enjoys a South Easterly aspect and extends to 71ft (21m) in. To the rear of the garden there is an area of off road parking for two vehicles, accessed via Reservoir Road.



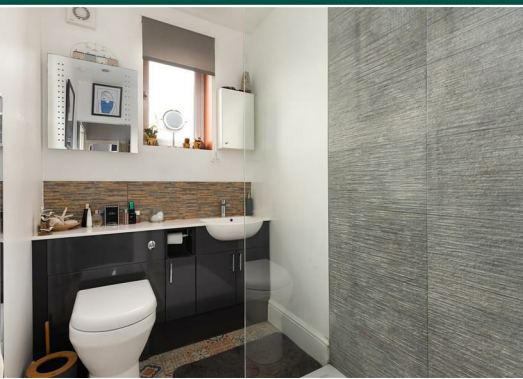
Location

Westmeads Road is situated close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services 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 A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

GROUND FLOOR

- **Entrance Hall**
14'3" x 4'11" (4.35m x 1.51m)
at maximum points.
- **Sitting Room**
12'0" x 10'1" (3.65m x 3.07m)
at maximum points.
- **Kitchen/Dining Room**
14'7" x 12'7" (4.46m x 3.84m)
at maximum points.



FIRST FLOOR

- **Bedroom 1**
11'11" x 9'8" (3.63m x 2.95m)
at maximum points.
- **Bedroom 2**
12'0" x 9'8" (3.67m x 2.95m)
at maximum points.
- **Study/Bedroom 3**
8'11" x 4'11" (2.71m x 1.49m)
at maximum points.

- **Shower Room**

OUTSIDE

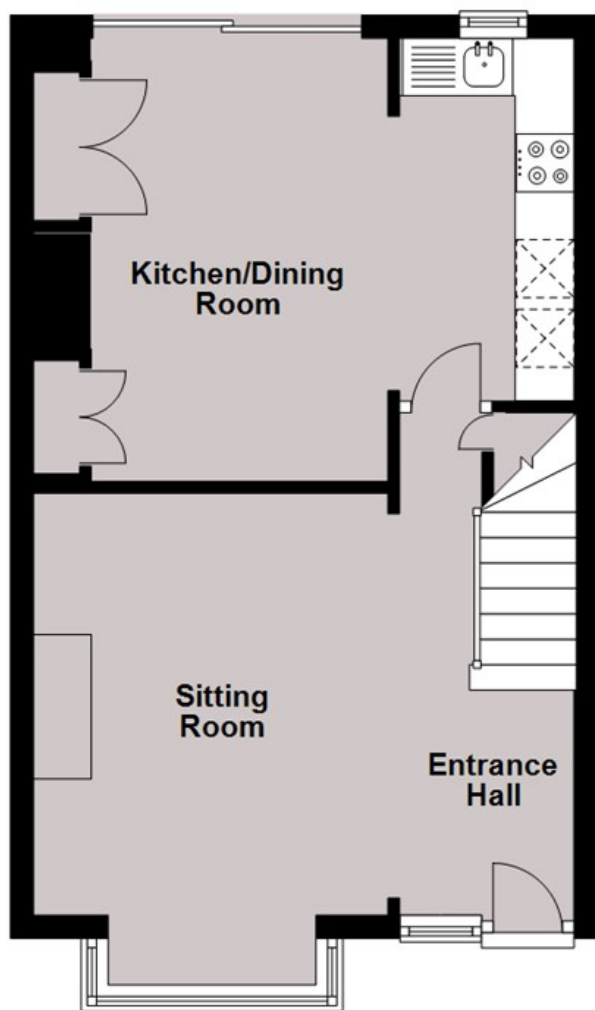
- **Garden**
71' x 17' (21.64m x 5.18m)
at maximum points.

Video Tour Available

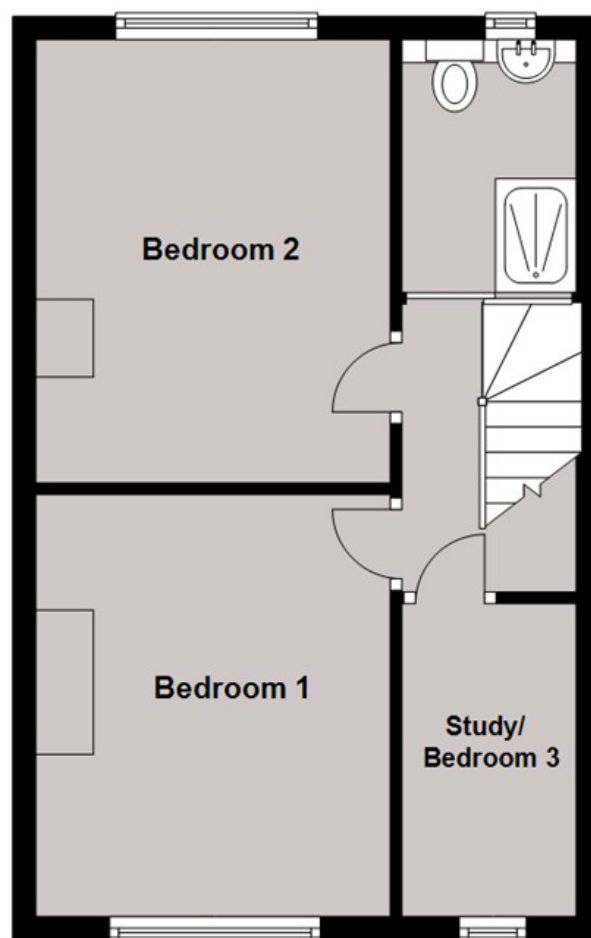
Please view the video tour for this property, and contact us to discuss arranging a viewing.



Approx. 35.7 sq. metres (383.8 sq. feet)



Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92

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

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Energy Intensity Rating		Owner	Price
For energy efficiency, look for ratings of:			
200-300 kWh/yr A			
300-400 kWh/yr B			
400-500 kWh/yr C			
500-600 kWh/yr D			
600-700 kWh/yr E			
700-800 kWh/yr F			
800-900 kWh/yr G			
For energy efficiency, higher ratings are better.			

Energy Star and WaterSense Ratings		Owner	Price
For energy star and water sense ratings, look for ratings of:			
200-300 kWh/yr A			
300-400 kWh/yr B			
400-500 kWh/yr C			
500-600 kWh/yr D			
600-700 kWh/yr E			
700-800 kWh/yr F			
800-900 kWh/yr G			
For energy star and water sense ratings, higher ratings are better.			