

CHRISTOPHER HODGSON



Whitstable

£365,000 Freehold



Whitstable

1 Belton Close, Whitstable, Kent, CT5 4LG

A beautifully presented semi-detached family home situated on a generous corner plot, conveniently positioned for access to Whitstable town centre with its wide array of shops and eateries, highly regarded schools, bus routes, mainline train station (0.7 miles), and a short stroll from Whitstable's pebble beach.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a large sitting room, and an open-plan kitchen/dining room. The first floor comprises three

generous bedrooms and a well-appointed shower room.

The mature and established rear garden extends to the side and rear of the property, and a detached outbuilding and a cloakroom. A driveway provides an area of off-street parking beneath a carport.



LOCATION

Belton Close is a convenient location being accessible to local bus routes and amenities at Whitstable town centre approximately 0.7 miles. Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 90mins. 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 21'10" x 12'0" (6.65m x 3.66m)
- Dining Room 12'0" x 8'8" (3.66m x 2.64m)

- Kitchen 13'11" x 9'8" (4.24m x 2.95m)

FIRST FLOOR

- Bedroom 1 12'10" x 12'0" (3.90m x 3.65m)
- Bedroom 2 12'10" x 9'7" (3.90m x 2.91m)
- Bedroom 3 12'0" x 8'7" (3.66m x 2.62m)
- Shower Room

OUTSIDE

- Outbuilding
- Cloakroom
- Garden 52' x 46'7" (15.85m x 14.20m)
- Garden 42' x 23' (12.80m x 7.01m)





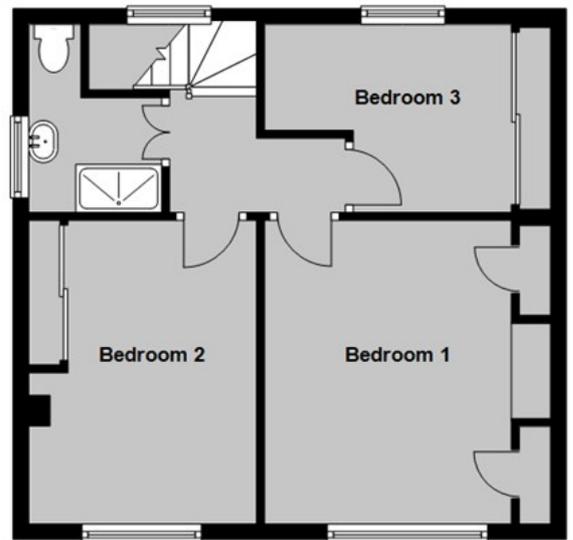
Ground Floor

Main area: approx. 61.9 sq. metres (665.8 sq. feet)
Plus outbuildings, approx. 6.9 sq. metres (74.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Main area: Approx. 104.8 sq. metres (1128.5 sq. feet)

Plus outbuildings, approx. 6.9 sq. metres (74.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C	62	70
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		

England & Wales
EPC Directive
2002/91/EC

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