

CHRISTOPHER HODGSON



**Whitstable**

**£315,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Whitstable

## 22 Sydney Road, Whitstable, Kent, CT5 4JU

A well presented three bedroom terraced house conveniently positioned for access to Whitstable town centre with its wide array of shops and eateries, highly regarded schools, bus routes and Whitstable station which is half a mile distant.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, and a contemporary kitchen/dining room. To the first floor there are three well proportioned bedrooms and two shower rooms, including an en-suite shower room to the second bedroom.

Outside, the rear garden enjoys a South Westerly aspect and extends to 62ft (18m), incorporating a composite decked seating area and a garden store. There is potential to create off street parking to the front of the property (subject to all necessary consents and approvals being obtained).

The house also benefits from Photovoltaic solar panels which contribute towards the electricity supply and help to reduce running costs. No onward chain.



### LOCATION

Sydney Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.5 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall 11'3" x 6'1" (3.43m x 1.85m)
- Sitting Room 13'1" x 12'3" (4.00m x 3.74m)
- Kitchen/Dining Room 18'8" x 10' (5.69m x 3.05m)

#### FIRST FLOOR

- Bedroom 1 13'11" x 11'6" (4.24m x 3.51m)

- Bedroom 2 13'11" x 8'11" (4.24m x 2.72m)
- En-Suite Shower Room 5'8" x 3'7" (1.73m x 1.09m)
- Bedroom 3 9'5" x 8'2" (2.87m x 2.49m)
- Shower Room 8'2" x 5'8" (2.49m x 1.73m)

#### OUTSIDE

- Store 7'3" x 7' (2.21m x 2.13m)
- Garden 62' x 20' (18.90m x 6.10m)

#### Solar Energy

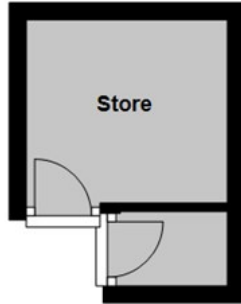
Photovoltaic solar panels contribute towards the electricity supply and help to reduce running costs.





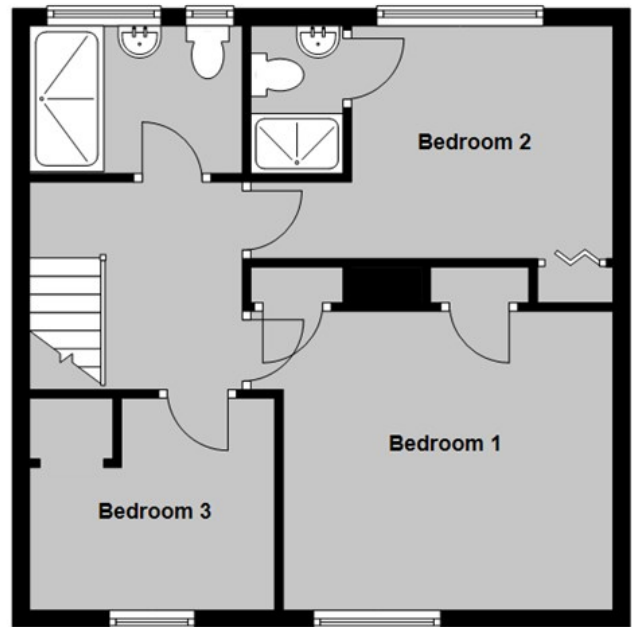
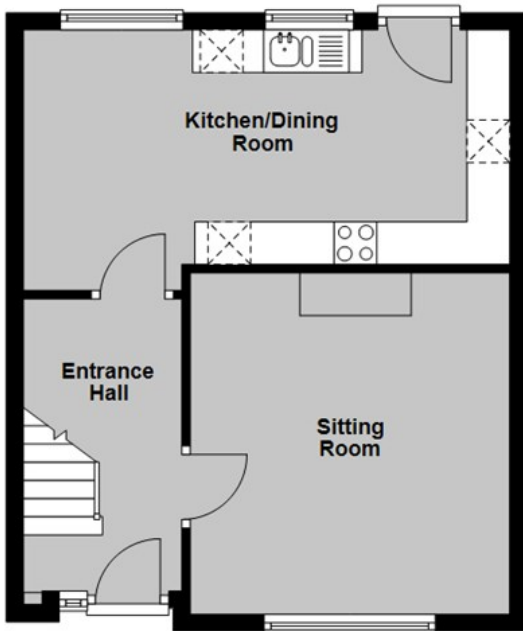
### Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



### First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60**

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Energy Efficiency Rating	
Current Rating: A	Potential Rating: B
81	85
<small>           Energy Efficiency Rating scale: A (Green) - B (Light Green) - C (Yellow) - D (Orange) - E (Red-Orange) - F (Red) - G (Dark Red)         </small>	
<small>           England &amp; Wales            EPC Decree 2015/1512         </small>	

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