Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Whitstable

**£480,000** Freehold

...for Coastal, Country & City living.

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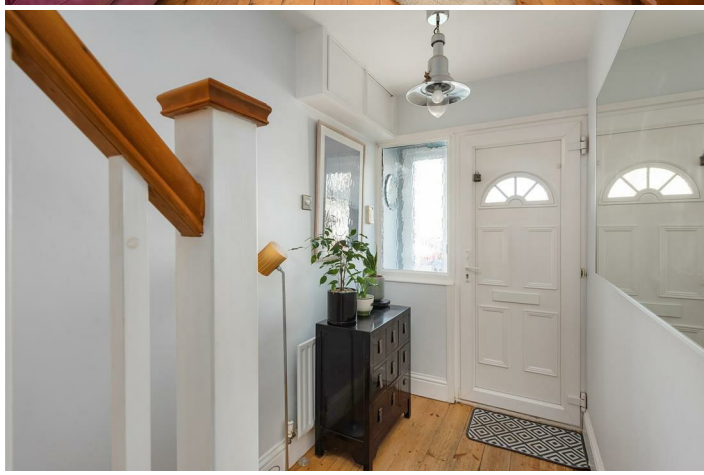
# Whitstable

## 22 Warwick Road, Whitstable, Kent, CT5 1HX

A beautifully presented terraced house in a highly desirable central location, within the conservation area and only a short walk from the bustling town centre with its boutique shops and highly regarded restaurants, the beach, working harbour and less than half a mile from Whitstable station.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance porch and hall which lead into an open plan living/dining room, a sitting room and a kitchen. The first floor comprises three bedrooms and a well-appointed bathroom. There is potential to further extend the property to the rear, or with a loft conversion (subject to obtaining all necessary consents and approvals).

The South Easterly facing garden extends to 36ft (10m) and has been thoughtfully landscaped for ease of maintenance, and benefits from a pedestrian gate to the rear.



### Location

Warwick Road is situated within Whitstable's desirable conservation area and conveniently positioned 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 80mins.) The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

### Accommodation

The accommodation and approximate measurements are:

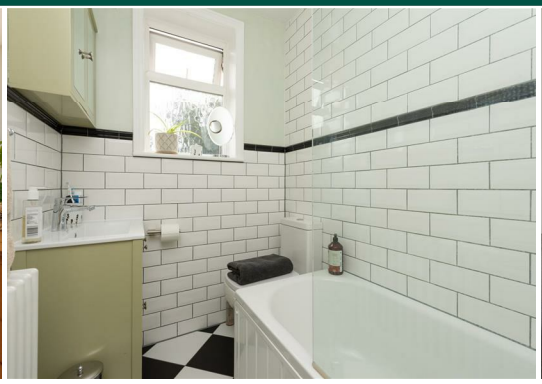
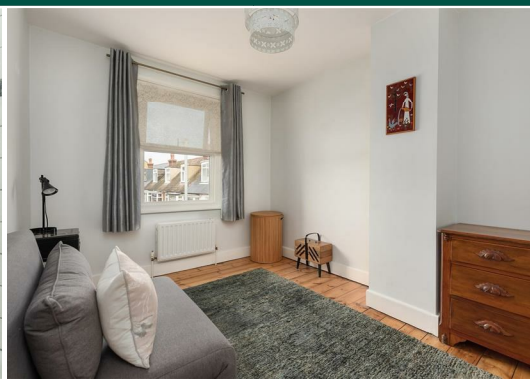
### GROUND FLOOR

- **Entrance Porch**
  4'11" x 1'7" (1.50m x 0.49m )
  at maximum points.

- **Entrance Hall**
  13'0" x 5'7" (3.96m x 1.70m)
  at maximum points.

- **Sitting Room**
  11'5" x 11'5" (3.47m x 3.47m)
  at maximum points.

- **Living/Dining Room**
  16'9" x 12'4" ( 5.11m x 3.78m )
  at maximum points.

• Kitchen
9'6" x 9'0" (2.91m x 2.76m )
at maximum points.

FIRST FLOOR

• Bedroom 1
12'6" x 11'6" (3.81m x 3.50m)
at maximum points.

• Bedroom 2
11'5" x 6'7" (3.47m x 2.00m)
at maximum points.

• Bedroom 3
8'4" x 7'8" (2.53m x 2.34m)
at maximum points.

• Bathroom
7'1" x 4'10" (2.17m x 1.49m)
at maximum points.

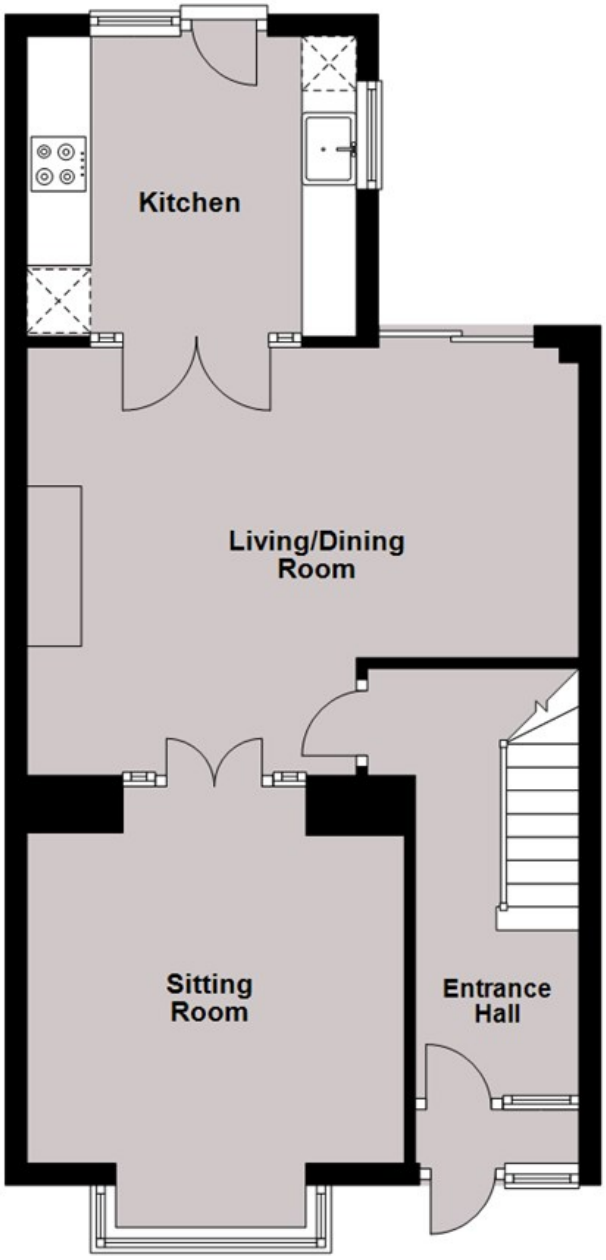
OUTSIDE

Garden
36' x 17' (10.97m 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.

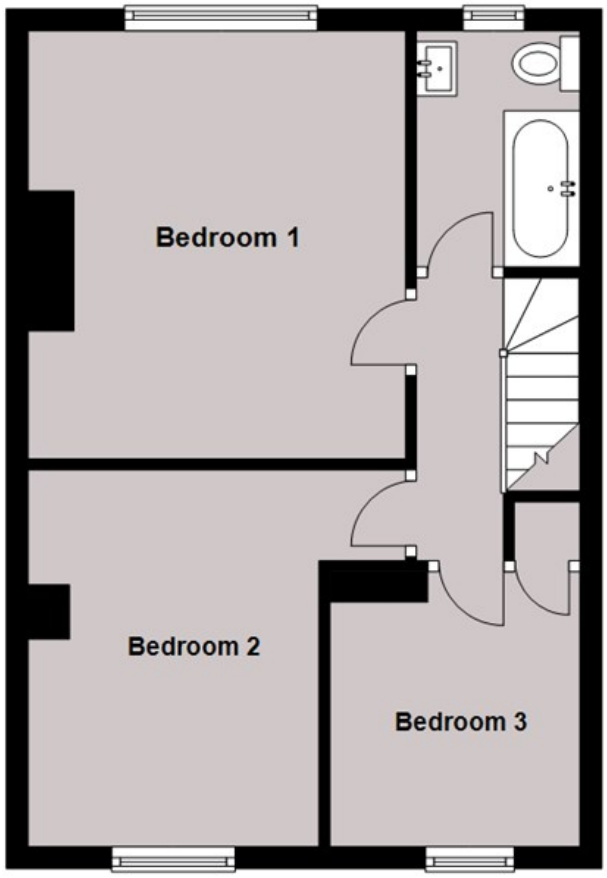
## Ground Floor

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




## First Floor

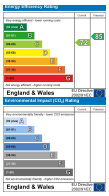
Approx. 37.3 sq. metres (401.8 sq. feet)




Total area: approx. 84.1 sq. metres (905.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/24 is £1,631.47.

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



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