

CHRISTOPHER HODGSON



Whitstable
£485,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

2 Warwick Road, Whitstable, Kent, CT5 1HY

An extended Victorian end-of-terrace house ideally situated within Whitstable's much sought after conservation area and only a short distance from the bustling High Street with its popular eateries and boutique shops, highly regarded schools, bus routes, Whitstable station (0.6 miles) and a pleasant stroll to the beach.

The spacious and beautifully presented accommodation is arranged over three floors. The ground floor comprises an entrance hall, a sitting room with wood burning stove opening to a dining room, a contemporary kitchen with vaulted glazed roof, and a smartly fitted shower room. To

the first floor there are two double bedrooms and a study/fourth bedroom. The second floor is occupied by a further double bedroom with an en-suite cloakroom and fitted storage.

The secluded garden enjoys a South Easterly aspect, extending to 28ft (8.69m), and incorporating a garden studio which would suit a variety of uses. No onward chain.



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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 13'7" x 9'6" (4.13m x 2.90m)

- Dining Room 13'11" x 10'5" (4.25m x 3.18m)
- Kitchen 10'6" x 8'0" (3.21m x 2.45m)
- Shower Room

FIRST FLOOR

- Bedroom 1 13'0" x 10'11" (3.96m x 3.33m)
- Bedroom 3 14'3" x 7'10" (4.35m x 2.39m)
- Bedroom 4 / Study 10'5" x 8'1" (3.17m x 2.46m)

SECOND FLOOR

- Bedroom 2 14'2" x 13'0" (4.32m x 3.96m)
- En-Suite Cloakroom

OUTSIDE

- Garden 28'6" x 14'1" (8.69m x 4.29m)
- Garden Studio 12'7" x 9'3" (3.84m x 2.82m)

Agent's Note

Some of the images for this property have been virtually staged using CGI to provide an example of presentation

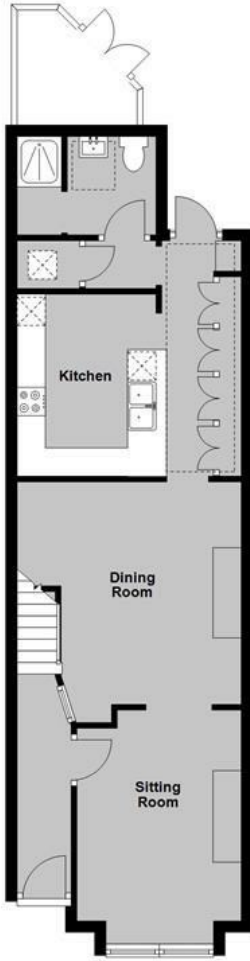
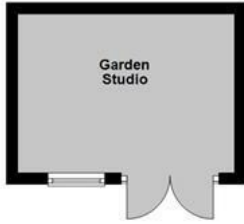


only. No furnishings are included with the sale of this property.



Ground Floor

Main area: approx. 52.3 sq. metres (562.9 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (115.7 sq. feet)



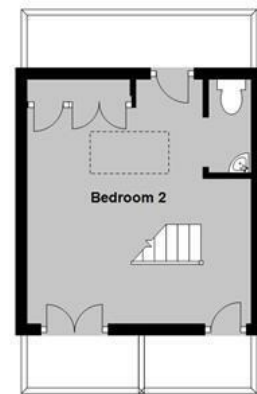
First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.1 sq. feet)



Main area: Approx. 109.0 sq. metres (1173.6 sq. feet)

Plus outbuildings, approx. 10.8 sq. metres (115.7 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	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (oldest properties)	H		
Energy Efficiency Rating		78	59
England & Wales			

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