CHRISTOPHER HODGSON









Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

37 Nelson Road, Whitstable, Kent, CT5 1EA

A charming Victorian terraced house occupying a much sought-after position on Nelson Road, within Whitstable's highly desirable conservation area and just over 300 metres from the beach. The property is ideally situated moments from the bustling High Street with its excellent range of independent shops, highly regarded restaurants and café bars, whilst Whitstable mainline railway station is approximately 0.5 miles distant.

The bright, spacious and well-proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room, contemporary kitchen and a family bathroom. To the first floor are three double bedrooms.

Outside, the rear garden is a particularly attractive feature of the property, extending to approximately 67ft (20m) and incorporating a decked seating area together with a substantial garden studio, offering versatile space for home working, hobbies or leisure use.







LOCATION
Nelson Road is one of Whitstable's most desirable locations, situated in the heart of the conservation area and within a short stroll of the beach, bustling High Street, working harbour and a wide range of independent shops, cafés and highly regarded restaurants. Whitstable mainline railway station is approximately 0.5 miles distant and provides frequent services to London and the surrounding area. The A299 is also easily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 11'7" x 11'5" (3.53m x 3.48m)
- Dining Room 15'0" x 11'3" (4.57m x 3.43m)
- Kitchen 11'3" x 8'6" (3.43m x 2.58m)
- Bathroom

FIRST FLOOR

- Bedroom 1 15'1" x 11'6" (4.60m x 3.51m)
- Bedroom 2 11'5" x 9'9" (3.48m x 2.97m)
- Bedroom 3 11'1" x 8'6" (3.37m x 2.58m)

OUTSIDE

- Garden 67' x 15' (20.42m x 4.57m)
- Garden Studio 17'6" x 12'1" (5.33m x 3.68m)

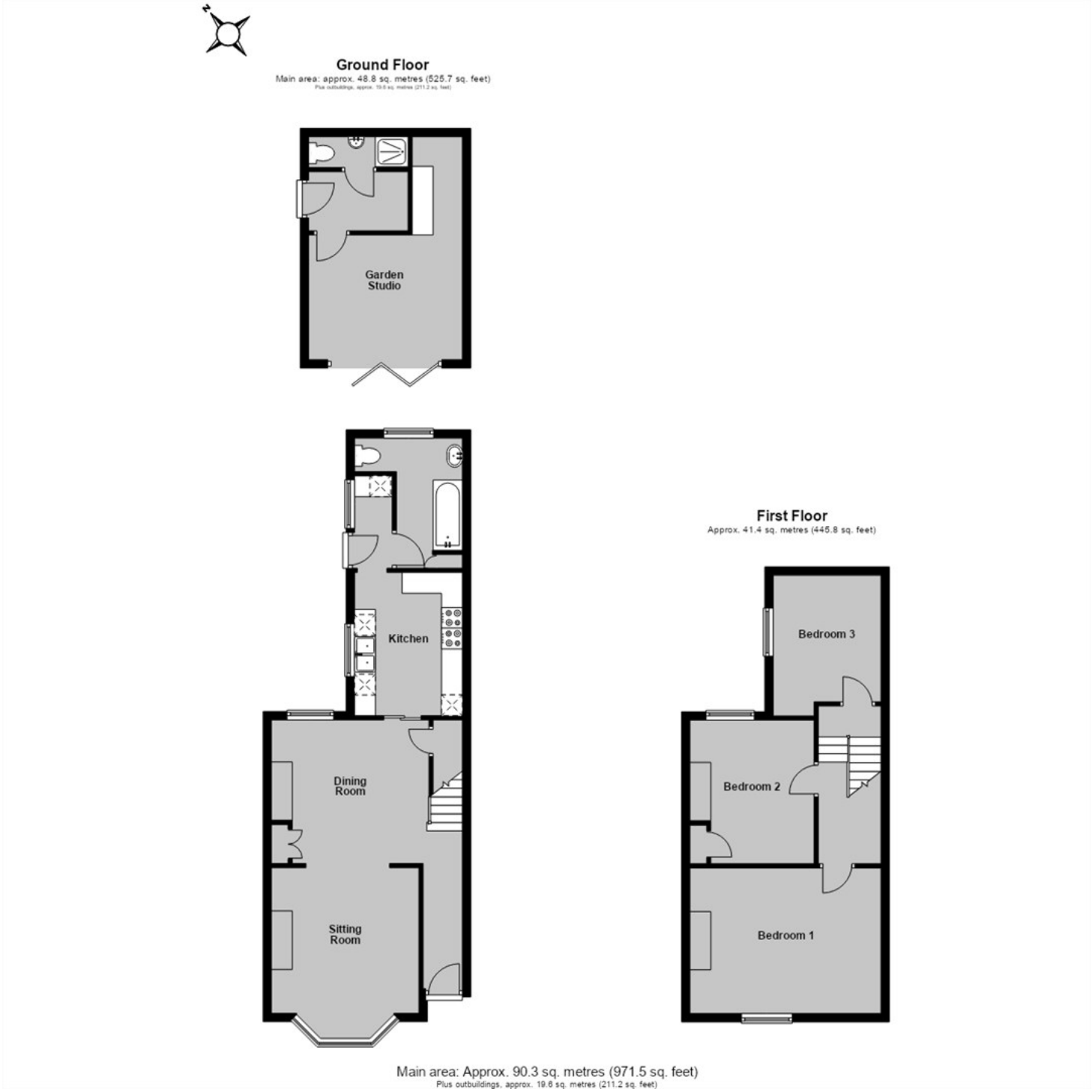






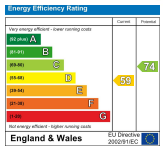



Whitstable
Cromwell Rd
High St
Canterbury Rd
Joy Ln
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Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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