



Whitstable

£650,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443  
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . [www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)

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# Whitstable

80 Nelson Road, Whitstable, Kent, CT5 1DX

A dramatically remodelled Victorian house ideally situated on Whitstable's sought after Nelson Road, within the highly desirable conservation area and moments from the High Street with it's array of independent shops, highly regarded restaurants and cafe bars. Whitstable station is just a short stroll from the property (0.6 of a mile distant).

The thoughtfully extended and smartly presented accommodation now totals 1332 sq. ft (124 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room, open plan kitchen/dining room, and a cloakroom. The first floor comprises three double bedrooms, with the principal bedroom boasting an en-suite shower room, and there is also a modern family bathroom. A further double bedroom and en-suite shower room are located on the second floor.

To the rear of the house there is a pretty garden extending to 66 ft (20 m) and enjoying a South Westerly aspect, making it the ideal environment for alfresco entertaining. No onward chain.



## Location

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area, where the property enjoys a convenient position moments from the town centre and within a short stroll of the beach, less than 500 metres away. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. 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 leading to the channel ports and subsequent motorway network.

## Accommodation

The accommodation and approximate measurements are:

### GROUND FLOOR

#### • Entrance Hall

#### • Sitting Room

12'9" x 10'2" (3.89m x 3.09m)  
at maximum points.

#### • Study Area

9'11" x 6'4" (3.02m x 1.92m)  
at maximum points.

#### • Kitchen/Dining Room

18'8" x 13'3" (5.70m x 4.03m)  
at maximum points.

#### • Cloakroom

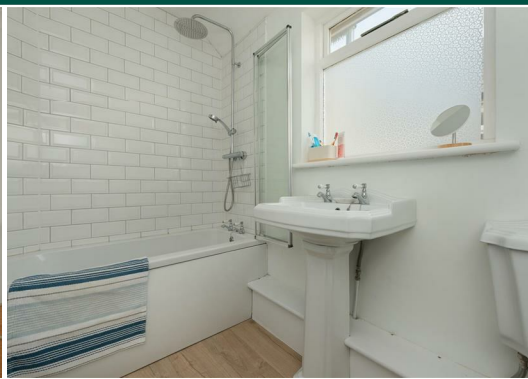
5'8" x 3'2" (1.73m x 0.97m)  
at maximum points.

### FIRST FLOOR

#### • Bedroom 1

13'9" x 8'11" (4.19m x 2.72m)  
at maximum points.





• **En-Suite Shower Room**  
7'9" x 4'3" (2.36m x 1.30m)  
at maximum points.

• **Bedroom 3**  
9'4" x 8'6" (2.85m x 2.60m)  
at maximum points.

• **Bedroom 4**  
9'11" x 7'3" (3.02m x 2.20m)  
at maximum points.

## SECOND FLOOR

• **Bathroom**  
8'6" x 5'3" (2.59m x 1.60m)  
at maximum points.

• **Bedroom 2**  
19'1" x 9'9" (5.81m x 2.98m)  
at maximum points.

• **En-Suite Shower Room**  
19'1" x 9'9" (5.82m x 2.97m)  
at maximum points.

## OUTSIDE

• **Garden**  
66' x 14' (20.12m x 4.27m)  
at maximum points.

## Video Tour

Please view the video tour for this property,  
and contact us to discuss arranging a viewing.

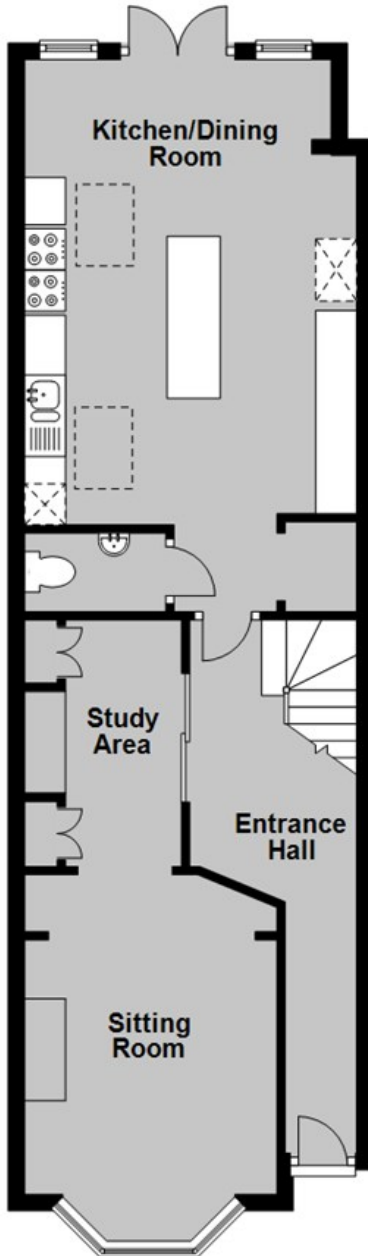






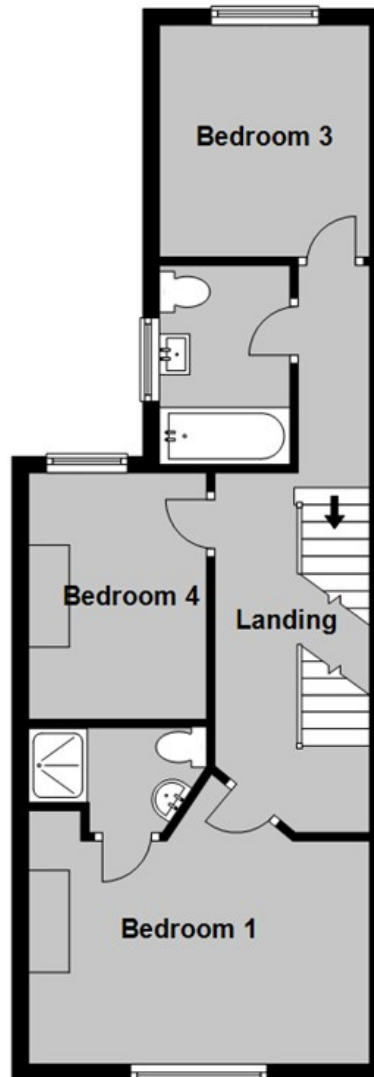
### Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



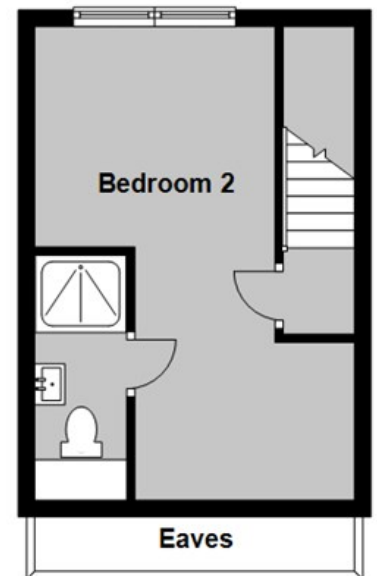
### First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



### Second Floor

Approx. 22.8 sq. metres (244.9 sq. feet)



Total area: approx. 123.8 sq. metres (1332.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93.

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

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