

CHRISTOPHER HODGSON



Whitstable

£500,000 Freehold



Whitstable

35 Nelson Road, Whitstable, Kent, CT5 1EA

An attractive Victorian terraced house situated just over 300 metres from Whitstable's charming pebble beach and moments from the High Street with its array of independent shops, highly regarded restaurants and café bars. The house enjoys a much sought-after position on Nelson Road, within the highly desirable conservation area and a short stroll from Whitstable station (0.5 miles).

The generously proportioned accommodation benefits from bright open-plan living spaces, and is arranged to provide an entrance hall opening to a sitting room with a bay window and wood burning stove, a dining room with a

pair of casement doors leading to the garden, a contemporary kitchen, and a stylish bathroom. The first floor comprises three double bedrooms.

To the rear of the house, the garden extends to 48ft (14.7m), incorporating a decked seating area, making it the ideal environment for entertaining, and a large garden studio which would suit a variety of uses.



LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops, Post Office and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 94mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 81mins. 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 (taken at maximum points) are:

GROUND FLOOR

- Sitting Room 12'8" x 11'2" (3.86m x 3.40m)
- Dining Room 13'0" x 11'4" (3.96m x 3.45m)
- Kitchen 11'1" x 8'2" (3.38m x 2.49m)

- Bathroom

FIRST FLOOR

- Bedroom 1 14'7" x 11'5" (4.45m x 3.48m)
- Bedroom 2 11'7" x 10'11" (3.53m x 3.33m)
- Bedroom 3 9'10" x 8'4" (3.00m x 2.54m)

OUTSIDE

- Garden 48'5" x 17'5" (14.76m x 5.31m)
- Garden Studio 22'0" x 15'0" (6.71m x 4.57m)



Ground Floor
Main area: approx. 55.9 sq. metres (602.1 sq. feet)

Outbuilding
Main area: approx. 27.1 sq. metres (292.0 sq. feet)

First Floor
Main area: approx. 40.0 sq. metres (431.2 sq. feet)



Main area: Approx. 96 sq. metres (1033.3 sq. feet)
Plus Outbuilding: Approx. 27.1 sq. metres (292.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C	67	77
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		

England & Wales
EPC Directive
2002/91/EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

