Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

Guide Price £335,000 Freehold

...for Coastal, Country & City living.

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Whitstable

55 Acton Road, Whitstable, Kent, CT5 1JJ

A spacious end of terrace house, conveniently positioned in a prime central location in close proximity of Whitstable's bustling High Street with its individual shops and restaurants, Whitstable harbour, the beach, schools, bus routes, and Whitstable station (0.3 miles).

The property would now benefit from a programme of refurbishment throughout and has considerable scope for extension and remodelling (subject to obtaining all neccessary consent and approvals), which once complete would create a fantastic family home. The accommodation is currently arranged to comprise an entrance hall, sitting room, dining room opening to a kitchen, and a ground floor bathroom. To the first floor there are three generous bedrooms.

The rear garden extends to 46ft (13m) and is laid to patio for ease of maintenance. To the rear of the garden, there is detached garage and an area of off street parking, accessed via Albert Street. No onward chain.

Location
Acton 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:

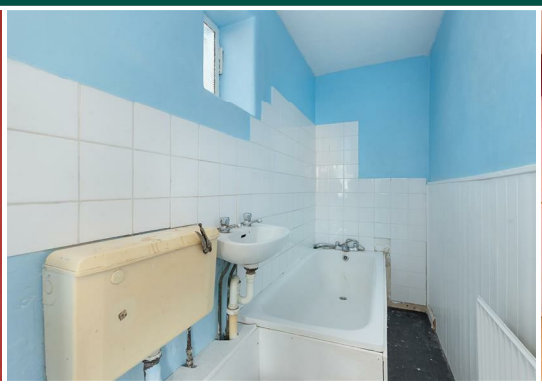
GROUND FLOOR

- **Entrance Hall**

- **Sitting Room**
14'0" x 12'8" (4.28m x 3.88m)
at maximum points.

- **Kitchen**
17'0" x 5'8" (5.20m x 1.75m)
at maximum points.

- **Dining Room**
13'1" x 9'3" (4.00m x 2.82m)
at maximum points.



• **Bathroom**
9'4" x 3'7" (2.84m x 1.09m)
at maximum points.

FIRST FLOOR

• **Landing**

• **Bedroom 1**
15'0" x 10'0" (4.58m x 3.05m)
at maximum points.

• **Bedroom 2**
12'2" x 8'2" (3.70m x 2.50m)
at maximum points.

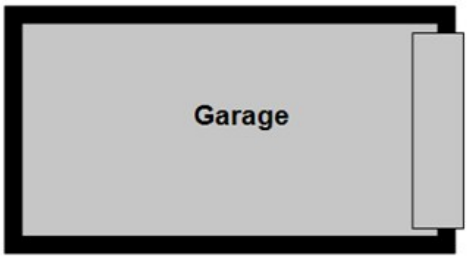
• **Bedroom 3**
9'5" x 8'0" (2.86m x 2.44m)
at maximum points.

OUTSIDE

• **Garage**
16'0" x 8'2" (4.90m x 2.51m)
at maximum points.

• **Off Street Parking**

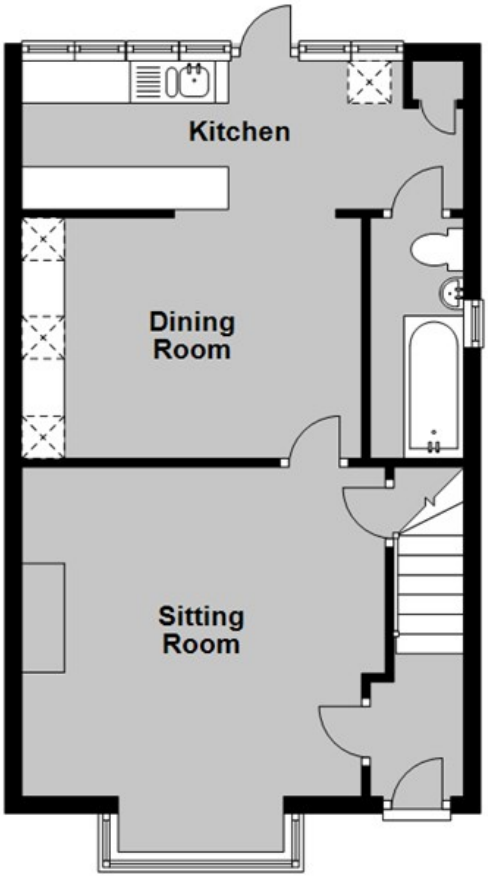
• **Garden**
45' x 16' (13.72m x 4.88m)
at maximum points.



Ground Floor

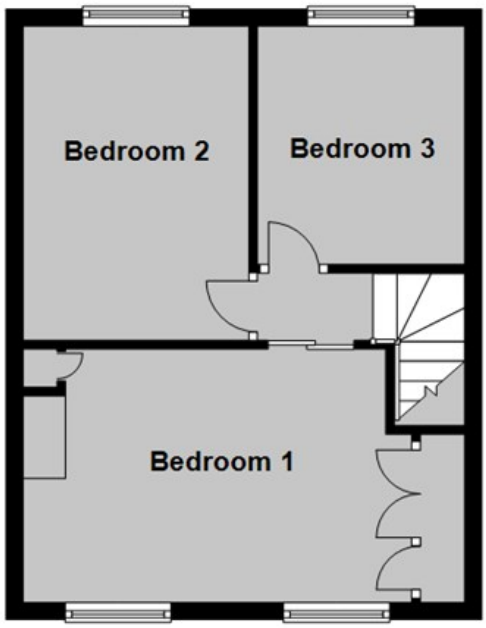
Main area: approx. 45.6 sq. metres (491.0 sq. feet)

Plus garages, approx. 12.3 sq. metres (132.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)

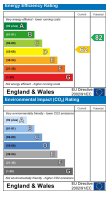


Main area: Approx. 81.2 sq. metres (873.8 sq. feet)

Plus garages, approx. 12.3 sq. metres (132.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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



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