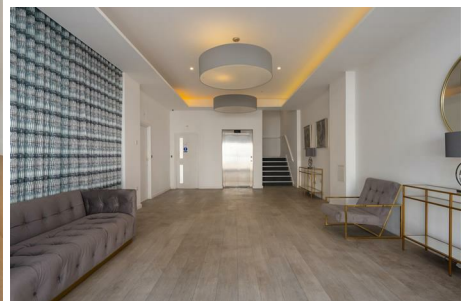


CHRISTOPHER HODGSON



Whitstable
£300,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Apartment 22, Chaucer House, Wheatley Road, Whitstable, Kent, CT5 1FT

A contemporary second floor apartment forming part of this prestigious landmark building in the heart of central Whitstable, with the benefit of a garage and lift access. Chaucer House is ideally situated only 500 metres from Whitstable station and within close proximity of the bustling High Street, working Harbour and pebble beach.

This spacious apartment has been finished to a high specification throughout with premium fixtures and fittings, engineered oak flooring and underfloor heating.

The generous accommodation totals 1072 sq ft (99.6 sq m) and is arranged to provide an open-plan living space incorporating a kitchen area with integrated appliances, two generous double bedrooms with built-in wardrobes, and two sleek bathrooms including an en-suite shower room to the principal bedroom.

A single garage with a useful mezzanine area, ideal for storage, is accessed from Wheatley Road. No onward chain.



LOCATION

Wheatley Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

SECOND FLOOR

- Entrance Hall
- Living Room/Kitchen 23'4" x 32'3" (7.12m x 9.85m)
- Bedroom 1 16'1" x 10'5" (4.92m x 3.18m)
- En-Suite Shower Room

- Bedroom 2 18'4" x 9'6" (5.61m x 2.91m)

- Bathroom

OUTSIDE

- Garage 17'9" x 9'2" (5.43m x 2.80m)

Ground Rent

£150 per annum (subject to confirmation from the vendors solicitor).

Lease

The property is being sold with the remainder of a 999 years from and including 1 January 2017 (subject to confirmation from the vendors solicitor).

Service Charge

We have been advised that the Service Charge (to include buildings insurance) for the year 2026 will be £2,630.89 (subject to confirmation from vendors solicitor).

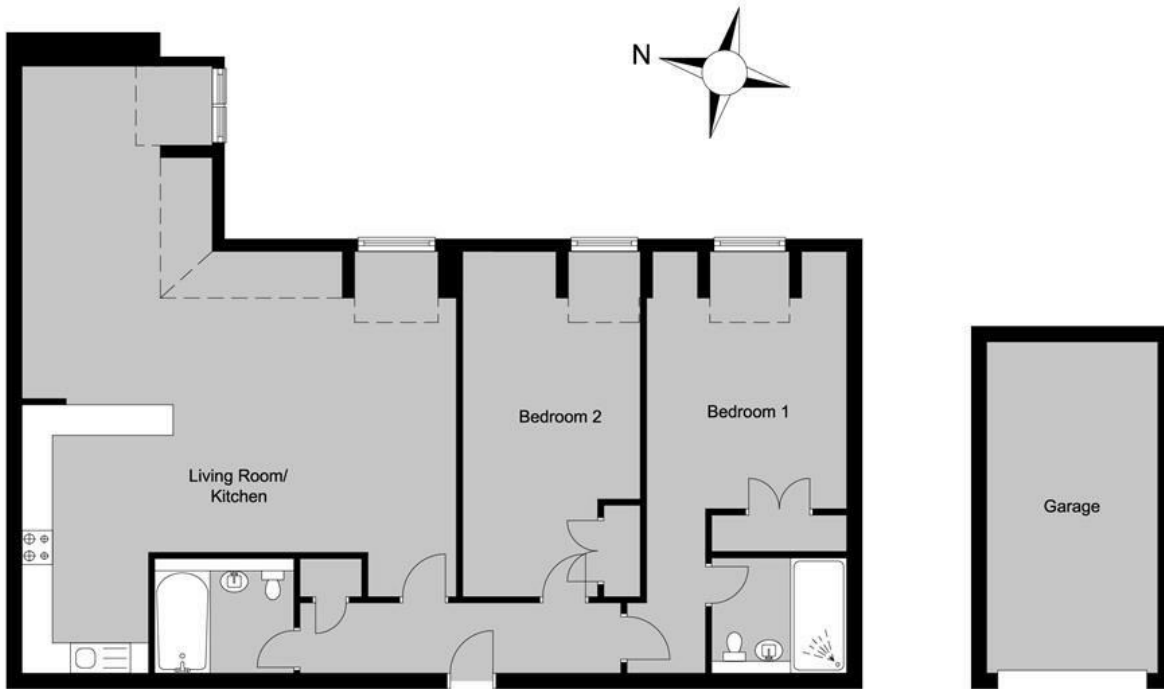


Second Floor

Main area: approx. 99.6 sq. metres (1072.6 sq. feet)

Garage

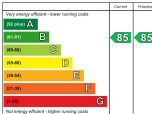
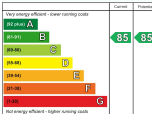
Main area: approx. 15.2 sq. metres (163.6 sq. feet)



Main area: Approx. 99.6 sq. metres (1072.6 sq. feet)
Plus Garage: Approx. 15.2 sq. metres (163.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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	Potential
	
A	A
85	85
England & Wales	

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

