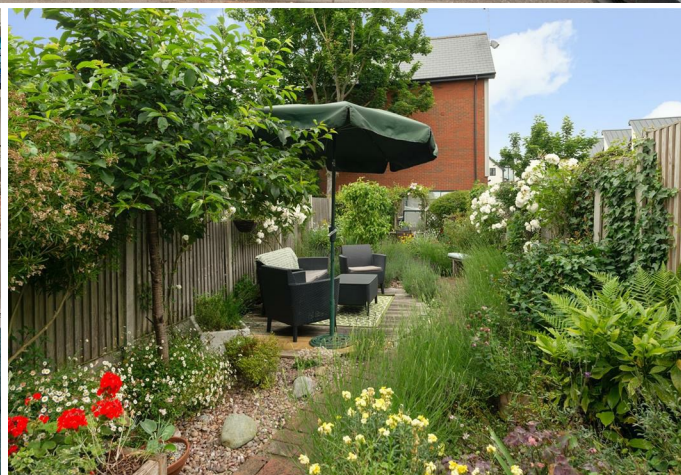


# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£465,000 Freehold

...for Coastal, Country & City living.



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# Whitstable

15 Belmont Road, Whitstable, Kent, CT5 1QJ

This significantly extended Victorian house is conveniently positioned within 500 metres of Whitstable mainline railway station, and in close proximity to the High Street with it's highly regarded restaurants, boutique shops and café bars. The seafront is half a mile distant and a pleasant stroll along the beach will take you to Whitstable's famous working harbour.

The property is beautifully presented throughout and boasts many attractive features, such as high ceilings and original joinery. Arranged over three floors, the spacious accommodation totals 1306 sq ft (121 sq m) and comprises an entrance hall, living room, kitchen/dining room, breakfast room, utility area, a garden room and a shower room. To the first floor there are two well-proportioned bedrooms, a dressing room and a spacious family bathroom. The second floor is occupied by a further double bedroom.

Externally the landscaped rear garden extends to 76ft (23m) and includes a variety of mature shrubs and a choice of seating areas in which to relax or entertain.



## Location

Belmont Road is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just 480 metres distant, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of 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 are:

### GROUND FLOOR

#### • Entrance Hall

#### • Sitting Room

12'4" x 10'0" (3.77m x 3.04m)  
at maximum points.

#### • Kitchen/Dining Room

13'2" x 12'4" (4.02m x 3.78m)  
at maximum points.

#### • Breakfast Room

10'4" x 6'9" (3.16m x 2.06m)  
at maximum points.

#### • Utility Area

6'9" x 2'9" (2.06m x 0.85m)  
at maximum points.

#### • Garden Room

6'3" x 6'1" (1.92m x 1.86m)  
at maximum points.

#### • Shower Room

7'2" x 3'4" (2.2m x 1.02m)



### FIRST FLOOR

- **Bedroom 1**  
12'4" x 13'2" (3.75m x 4.02m)  
at maximum points.
- **Bedroom 2**  
12'4" x 9'10" (3.78m x 3.00m)  
at maximum points.
- **Dressing Room**  
9'2" x 7'2" (2.79m x 2.19m)  
at maximum points.
- **Bathroom**  
11'1" x 6'10" (3.40m x 2.10m)  
at maximum points.

- **Bedroom 3**  
16'11" x 13'1" (5.16m x 3.99m)  
at maximum points.

### OUTSIDE

- **Garden**  
76' x 14'1" (23.16m x 4.29m)  
at maximum points.

**Video Tour Available**  
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

### SECOND FLOOR





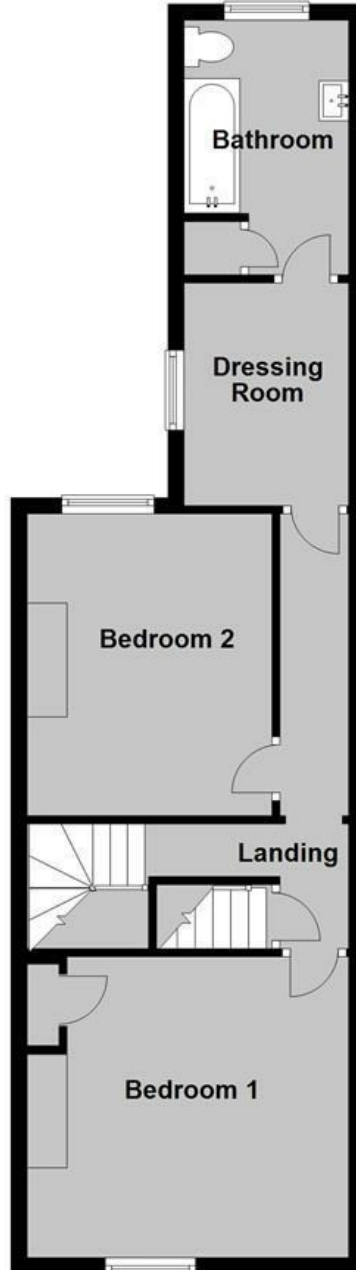
### Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



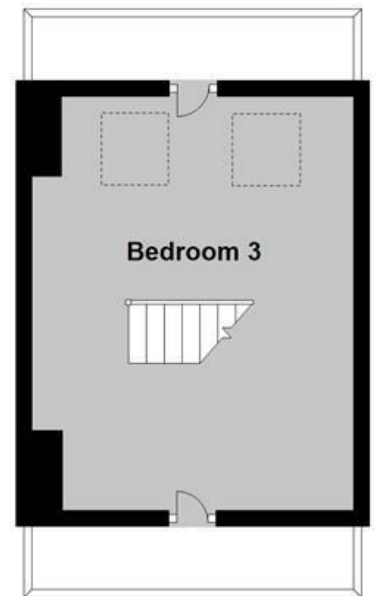
### First Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



### Second Floor

Approx. 20.7 sq. metres (223.0 sq. feet)



Total area: approx. 121.4 sq. metres (1306.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

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

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