

CHRISTOPHER HODGSON



Whitstable

£495,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

2 Oxford Close, Whitstable, Kent, CT5 1JT

A beautifully presented and significantly extended family home situated within the heart of the conservation area, moments from Whitstable's bustling High Street with it's eclectic mix of boutique shops and highly regarded eateries, Whitstable's working harbour, a short stroll to the beach (400 metres) and Whitstable station (500 metres).

The property benefits from bright and spacious accommodation arranged on the ground floor to provide an entrance hall, an exceptional open-plan kitchen/dining room with bi-folding doors opening to the garden, a sitting room and a cloakroom. To the first floor there are three bedrooms and a smartly fitted bathroom.

The South facing rear garden extends to 36ft (11m) and incorporates a detached studio comprising a double bedroom, kitchenette, and a shower room. The studio benefits from separate pedestrian access from the rear of the garden via King Edward Street and Argyle Road, and suits a variety of uses including short-term letting or as a space to work from home.



LOCATION

Oxford Close is a highly desirable road within the town's conservation area in central Whitstable, 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 mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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:

GROUND FLOOR

- Entrance Hall
- Kitchen 17'3" x 7'10" (5.28m x 2.40m)
- Dining Room 14'11" x 11'6" (4.57m x 3.53m)
- Sitting Room 13'7" x 10'11" (4.15m x 3.34m)

- Cloakroom

FIRST FLOOR

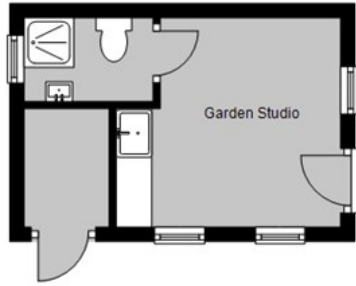
- Bedroom 1 11'7" x 10'11" (3.52m x 3.34m)
- Bedroom 2 10'5" x 9'5" (3.18m x 2.88m)
- Bedroom 3 8'7" x 6'0" (2.62m x 1.83m)

Bathroom

OUTSIDE

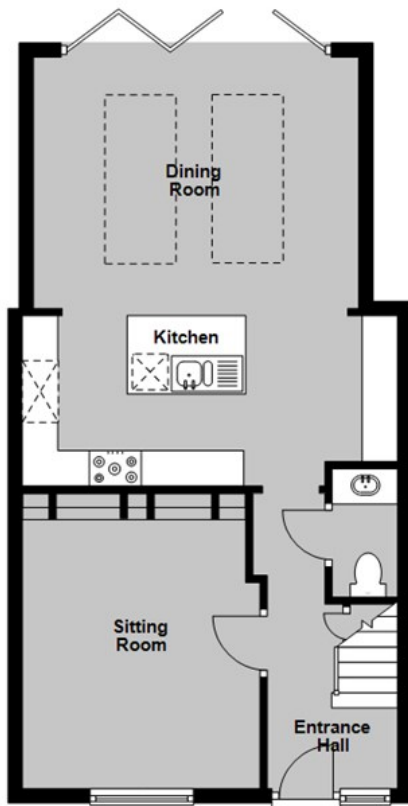
- Garden 36'7" x 17'2" (11.15m x 5.23m)
- Garden Studio 10'4" x 9'8" (3.15m x 2.95m)





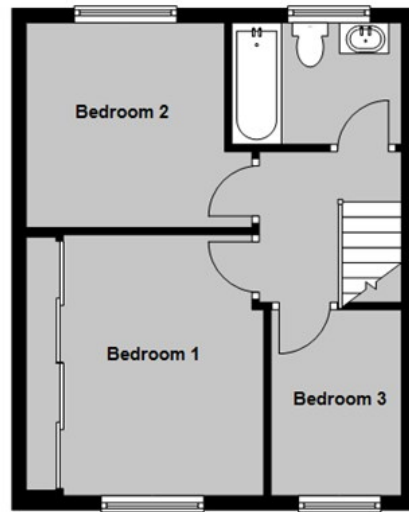
Ground Floor

Main area: approx. 51.7 sq. metres (556.4 sq. feet)
Plus outbuildings, approx. 12.1 sq. metres (141.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Main area: Approx. 87.0 sq. metres (936.8 sq. feet)
Plus outbuildings, approx. 13.1 sq. metres (141.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

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Energy Efficiency Rating	
Very energy efficient (newest category)	Best
A+	74
A	
B	
C	
D	
E	64
F	
G	
Very energy inefficient (oldest category)	Worst
England & Wales	

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