



CHRISTOPHER HODGSON

# Whitstable

## 21 Belmont Road, Whitstable, Kent, CT5 1QJ

Freehold

An exceptional double-fronted Victorian house, conveniently situated within 650 metres of Whitstable railway station and within easy reach of the town centre with its independent shops, cafés, bars and restaurants. Whitstable's seafront and working harbour are approximately half a mile distant.

Dating from circa 1880, this handsome family home has been thoughtfully extended and comprehensively remodelled, combining elegant period with high-quality contemporary design. The beautifully presented accommodation extends to approximately 1,910 sq ft (178.3 sq m).

The entrance hall leads to the heart of the home, an impressive open-plan kitchen, dining and living space designed for modern family life and entertaining, fitted with a comprehensive range of integrated appliances. A separate sitting room, with doors opening to the garden, provides a more intimate reception space, while a cloakroom completes the ground floor.

To the first floor are three double bedrooms and a stylish family bathroom with a freestanding bath and separate shower enclosure. The second floor is dedicated to an impressive principal bedroom suite, comprising a dressing area and shower room.

The property has also been enhanced with solar panels, an air source heat pump and underfloor heating, contributing to an Energy Performance Certificate rating of B, an uncommon and highly desirable feature for a Victorian house.

The rear gardens are a standout feature, extending to approximately 130 ft (39 m) and providing an unexpected sense of space and seclusion. Beautifully maintained and thoughtfully landscaped, the gardens incorporate a versatile studio building suitable for a variety of uses. A driveway provides off-street parking.

Planning permission has been granted under reference CA/25/00459 for the construction of a detached single-storey outbuilding, offering scope for additional ancillary accommodation, a home office or leisure space, subject to the approved plans and any necessary consents.

### 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 (taken at maximum points) are:

#### GROUND FLOOR

- Open-Plan Kitchen/Living/Dining Room 36'9" x 11'9" (11.20m x 3.58m)
- Sitting Room 15'7" x 13'8" (4.74m x 4.17m)
- Cloakroom

#### FIRST FLOOR

- Bedroom 2 15'7" x 13'8" (4.74m x 4.17m)

- Bedroom 3 16'6" x 11'9" (5.03m x 3.58m)
- Bedroom 4 12'3" x 11'10" (3.74m x 3.60m)
- Bathroom 10'5" x 7'8" (3.18m x 2.34m)

#### SECOND FLOOR

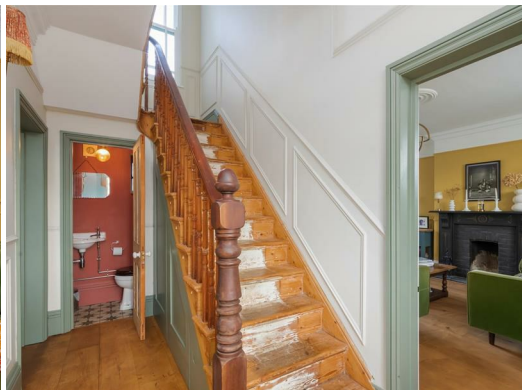
- Bedroom 1 13'0" x 13'9" (3.95m x 4.20m)
- Dressing Area
- Shower Room 12'8" x 7'8" (3.86m x 2.34m)

#### OUTSIDE

- Garden 130" x 75" (39.62m x 22.86m)
- Garden Studio 11'6" x 7'5" (3.50m x 2.25m)

#### SOLAR ENERGY

The property benefits from photovoltaic solar panels which contribute towards the electricity supply.









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**ENERGY PERFORMANCE CERTIFICATE**

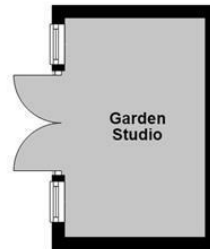
| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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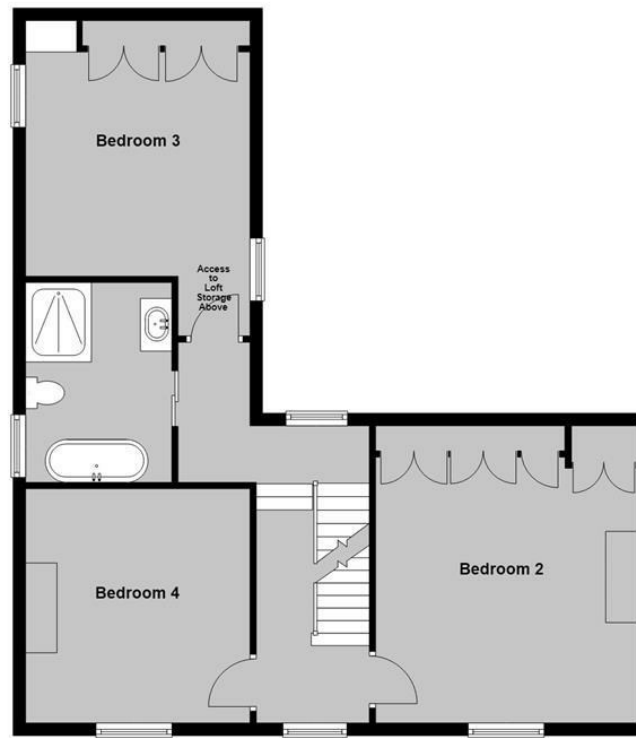
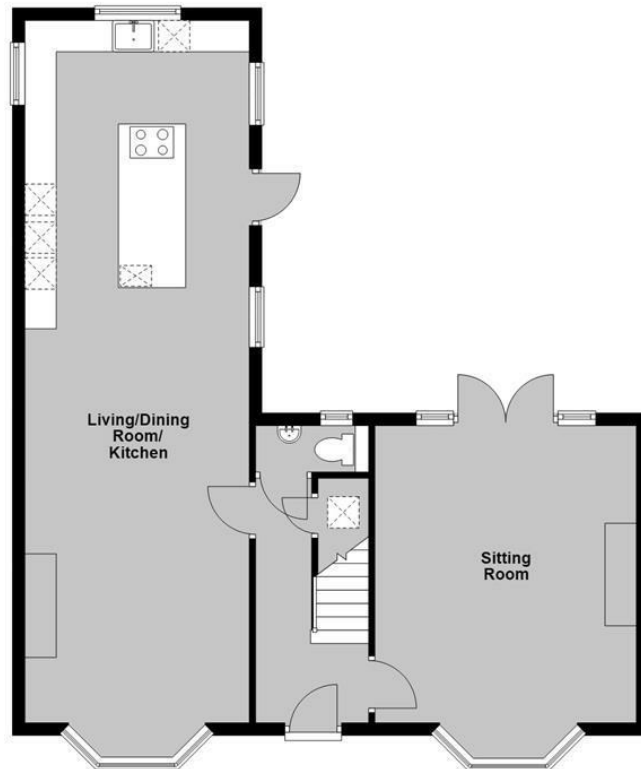
### Ground Floor

Main area: approx. 70.0 sq. metres (753.5 sq. feet)  
Plus outbuildings, approx. 7.9 sq. metres (84.6 sq. feet)



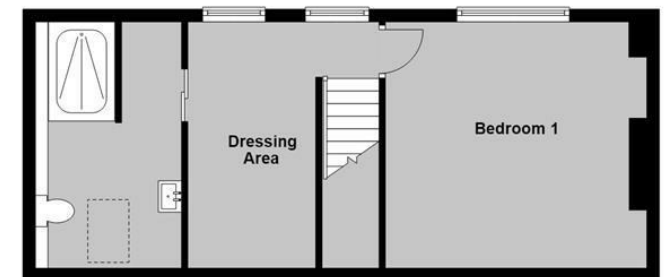
### First Floor

Approx. 69.4 sq. metres (747.5 sq. feet)



### Second Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Main area: Approx. 178.3 sq. metres (1919.0 sq. feet)  
Plus outbuildings, approx. 7.9 sq. metres (84.6 sq. feet)



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