CHRISTOPHER HODGSON

Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

1 Warwick Road, Whitstable, Kent, CT5 1HY

A smartly presented semi-detached house in a highly desirable central location, within the conservation area and a short walk from the bustling High Street, boutique shops and highly regarded restaurants, the beach, working harbour and Whitstable station.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room, utility room and a bathroom. To the first floor there are three generously proportioned bedrooms, including the principal bedroom which benefits from an en-suite shower room.

There is potential to further extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The rear garden extends to 50ft (15m), incorporates a brick-built store, and benefits from pedestrian access to the rear. No onward chain.

LOCATION
Warwick 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 5'3" x 2'11" (1.60m x 0.89m)
- Sitting Room 13'11" x 12'10" (4.24m x 3.91m)
- Dining Room 12'10" x 8'6" (3.91m x 2.59m)
- Kitchen 8'2" x 8' (2.49m x 2.44m)
- Utility Area 14'5" x 4'5" (4.39m x 1.35m)
- Bathroom 8' x 6'5" (2.44m x 1.96m)

FIRST FLOOR

- Bedroom 1 13'9" x 12'10" (4.19m x 3.91m)
- En-Suite Shower Room 8'10" x 6'5" (2.69m x 1.96m)
- Bedroom 2 9'6" x 8'6" (2.90m x 2.59m)
- Bedroom 3 8'1" x 8' (2.46m x 2.44m)

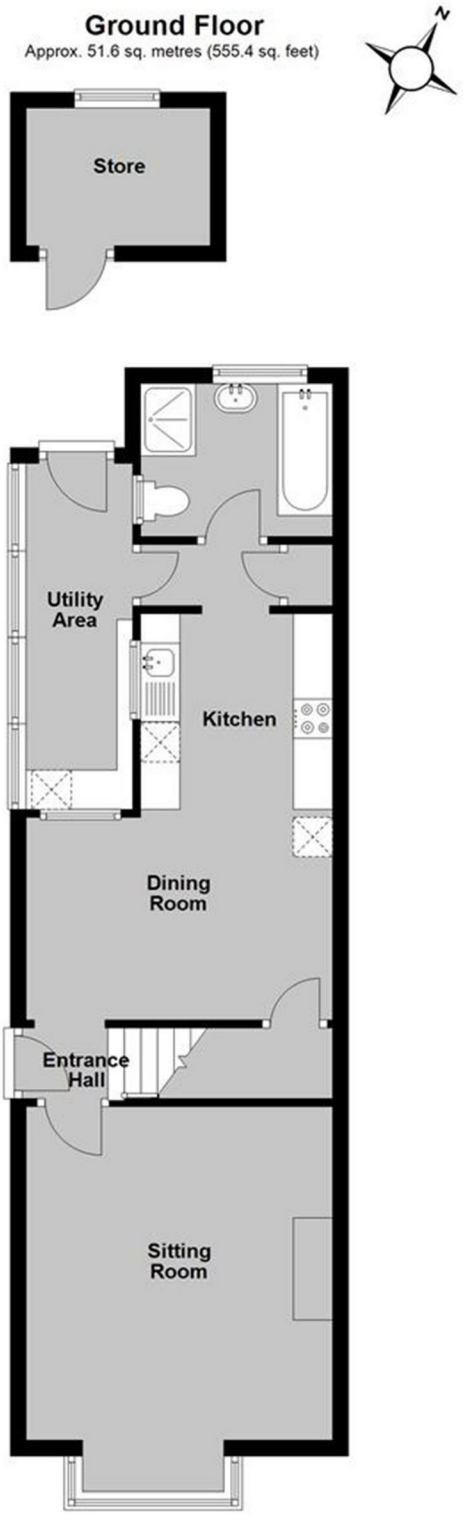
OUTSIDE

- Garden 50' x 14' (15.24m x 4.27m)
- Store 7'8" x 5'9" (2.34m x 1.75m)

Whitstable Castle & Gardens
Harbour Market Whitstable
Tankerton Rd
Whitstable
Cromwell Rd
St Annes Rd
High St
Castle Rd
Old Bridge Rd
Google
Map data ©2024

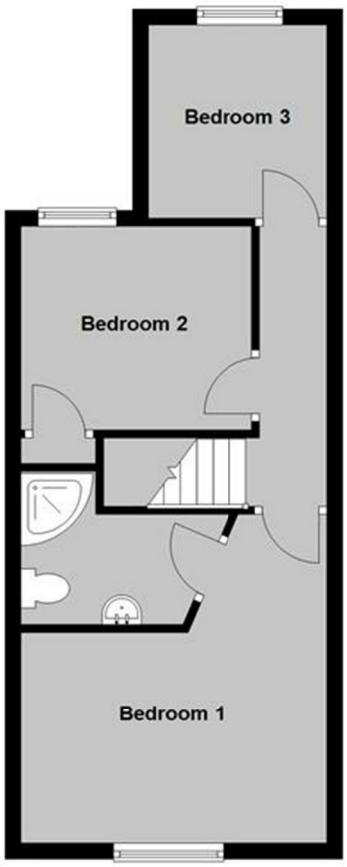
Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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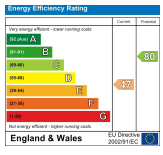

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