CHRISTOPHER HODGSON

Whitstable

£625,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

64 Woodlawn Street, Whitstable, Kent, CT5 1HH

A dramatically remodelled Victorian house ideally situated on Whitstable's sought after Woodlawn Street, within the highly desirable conservation area, a short stroll to the beach, and moments from the High Street with it's array of independent shops, highly regarded restaurants and cafe bars. Whitstable station is 0.4 miles distant.

The thoughtfully extended accommodation is presented in enviable style throughout, extending to 1355 sq ft (126 sq m), and is arranged on the ground floor to provide an entrance hall, a large sitting room, an open plan kitchen/dining room with doors opening to the garden, a utility room and a cloakroom. The first floor comprises three double bedrooms and a luxuruious shower room, with a further double bedroom located on the second floor.

To the rear of the house there is a beautifully landscaped South facing garden, which provides the ideal environment for alfresco entertaining. No onward chain.

LOCATION
Woodlawn Street is a highly desirable road within the town's conservation area in 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 mainline railway station is just moments away, 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

- Entrance Hall 16'4" x 3' (4.98m x 0.91m)
- Sitting Room 23'1" x 11'9" (7.04m x 3.58m)
- Kitchen/Dining Room 20'4" (6.20m)
- Utility Room 5'3" x 4'7" (1.60m x 1.40m)
- Cloakroom 6'4" x 2'5" (1.93m x 0.74m)

FIRST FLOOR

- Bedroom 1 14'5" x 10'10" (4.39m x 3.30m)
- Bedroom 3 9' x 8' (2.74m x 2.44m)
- Bedroom 4 11'8" x 8'7" (3.58m x 2.64m)
- Shower Room 8'10" x 5'7" (2.69m x 1.70m)

SECOND FLOOR

- Bedroom 2 14'5" x 12'6" (4.39m x 3.81m)

OUTSIDE

- Garden 37' x 15' (11.28m x 4.57m)

Whitstable Harbour
Tower Parade
Harbour St
Whitstable
Whitstable Beach
Cromwell Rd
Island Wall
High St
Acton Rd
Station Rd
Google
Map data ©2025

Total area: approx. 125.9 sq. metres (1355.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 Reasonableendeavours 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 state 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.

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

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7197/MS

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK