

CHRISTOPHER HODGSON



Whitstable
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

51 Green Lane, Whitstable, Kent, CT5 4JE

An exceptionally spacious and smartly presented semi-detached family home conveniently positioned on a desirable private road, within close proximity of Whitstable station (0.9 miles) and the bustling High Street (0.6 miles), where a variety of independent shops, cafés, and restaurants can be found. Whitstable's pebble beach, golf course, and working harbour are also within walking distance. The area is well served by bus routes, and there are a variety of primary and secondary schooling options.

The comfortably proportioned accommodation is arranged over three floors. To the ground floor, there is an entrance porch, an entrance hall, a sitting room, and a dining room opening to the kitchen. The first floor

comprises two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. A landing space with a study area leads to the second floor, where the loft space has been converted to provide two further double bedrooms and generous storage.

The private and secluded rear garden extends to 77ft (23m) and includes various seating areas, mature trees, and an area of lawn. A driveway provides off-street parking for a number of vehicles and access to the detached garage and workshop, which is thought suitable for a variety of uses. No onward chain.



LOCATION

Green Lane is a sought after location conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant offering frequent services 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 also easily accessible, linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Whitstable itself is a popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by educational establishments.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 15'11" x 11'11" (4.85m x 3.63m)
- Kitchen 9'11" x 7'3" (3.03m x 2.22m)

- Dining Room 13'2" x 8'4" (4.02m x 2.53m)

FIRST FLOOR

- Bedroom 1 11'11" x 11'10" (3.64m x 3.62m)
- En-Suite Shower Room 7'1" x 3'7" (2.16m x 1.11m)
- Bedroom 2 9'11" x 8'8" (3.03m x 2.64m)
- Bathroom 6'4" x 5'8" (1.95m x 1.73m)

SECOND FLOOR

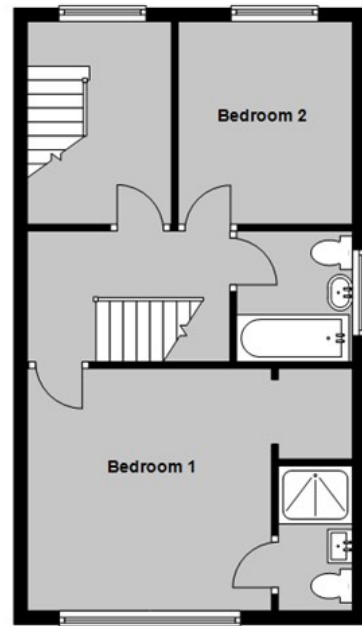
- Bedroom 3 13'1" x 10'4" (3.99m x 3.15m)
- Bedroom 4 9'8" x 8'10" (2.95m x 2.69m)

OUTSIDE

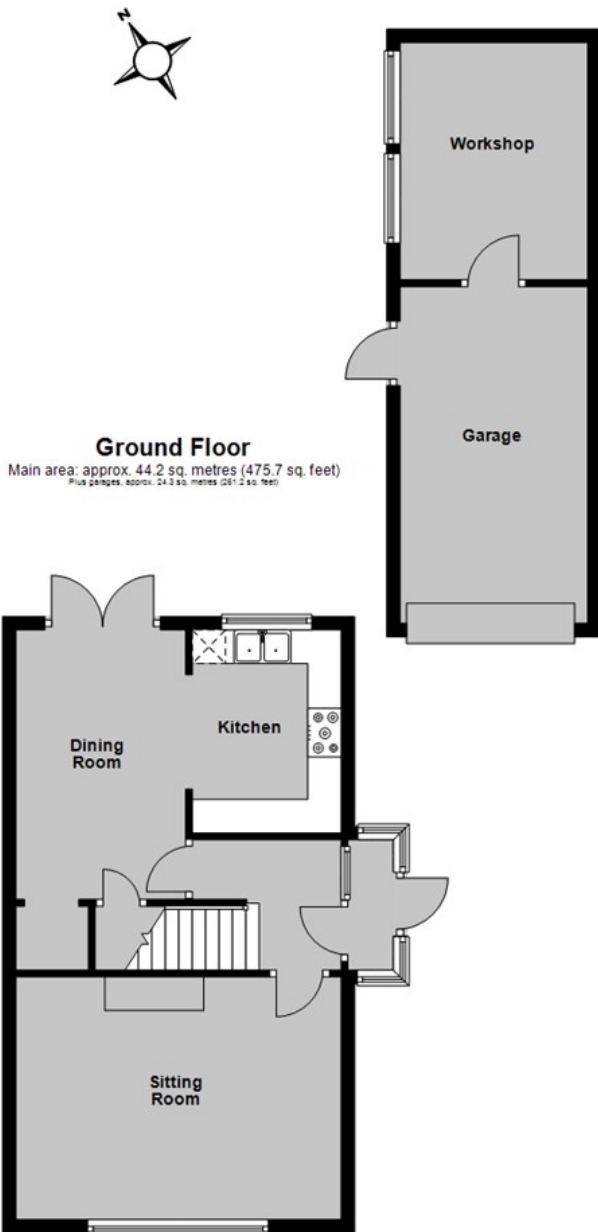
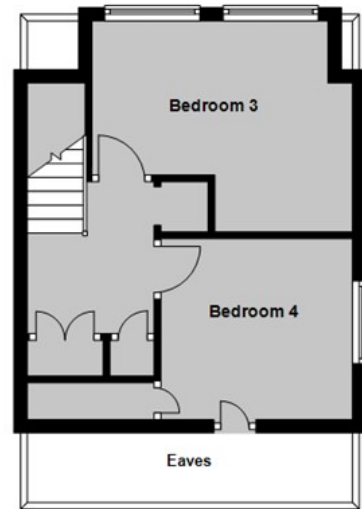
- Garden 77" x 30" (23.47m x 9.14m)
- Garage 16'6" x 9'2" (5.03m x 2.79m)
- Workshop 11'7" x 9'2" (3.53m x 2.79m)



First Floor
Approx. 42.9 sq. metres (461.6 sq. feet)



Second Floor
Approx. 27.4 sq. metres (295.1 sq. feet)



Ground Floor
Main area: approx. 44.2 sq. metres (475.7 sq. feet)
Plus garages, approx. 24.3 sq. metres (261.2 sq. feet)

Main area: Approx. 114.5 sq. metres (1232.5 sq. feet)
Plus garages, approx. 24.3 sq. metres (261.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year (lower is better)	A		
71-100 kWh/m ² per year	B		
41-70 kWh/m ² per year	C		
21-40 kWh/m ² per year	D		
9-20 kWh/m ² per year	E		
4-8 kWh/m ² per year	F		
1-3 kWh/m ² per year	G		
0 kWh/m ² per year			
Energy Efficiency Rating		64	76
Energy Efficiency Rating			
England & Wales		01 December 2020/2021	

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