



CHRISTOPHER HODGSON

Whitstable

2 Tollgate Close, Whitstable, Kent, CT5 4LU

Freehold

A striking and individual 1960's house enviably positioned within a quiet cul-de-sac just off Joy Lane, one of Whitstable's most desirable roads. The property is within walking distance of the beach, central Whitstable, schools, bus routes and less than a mile from Whitstable station.

This superb family home has been the subject of significant extension and refurbishment by the current owners and provides exceptionally spacious and beautifully presented accommodation in the region of 1727 sq ft (160 sq m). The ground floor is arranged to provide an entrance hall, sitting/dining room with doors opening to the garden, a smartly fitted kitchen/breakfast room, a study, and cloakroom.

To the first floor there are four double bedrooms, two stylish bathrooms (including one en-suite bathroom), and a dressing room (to the principal bedroom). The property also benefits from natural cork flooring throughout, and air conditioning.

The beautifully landscaped rear garden enjoys a Westerly aspect, extending to 52ft (16m) and incorporates a garden studio, a generous decked terrace which spans the width of the house and a vegetable plot. A garage and driveway provide ample off street parking.

LOCATION

Tollgate Close is one of the most favoured locations in Whitstable, a charming and fashionable town by the sea which boasts a varied array of delicatessens, popular public houses, highly regarded restaurants and boutique shops. The town also enjoys a variety of educational and leisure amenities including sailing, watersports and bird watching, as well as the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London (Victoria) approximately 87 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
- Sitting Room 14'10" x 13'0" (4.52m x 3.95m)
- Dining Room 13'0" x 9'3" (3.96m x 2.82m)
- Kitchen/Breakfast Room 18'8" x 9'8" (5.69m x 2.95m)
- Study 10'10" x 7'10" (3.30m x 2.39m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 13'5" x 12'2" (4.08m x 3.72m)
- Dressing Area 9'9" x 8'8" (2.98m x 2.63m)
- En-Suite Bathroom 9'4" x 8'9" (2.84m x 2.67m)
- Bedroom 2 13'0" x 11'8" (3.96m x 3.56m)
- Bedroom 3 12'7" x 10'8" (3.84m x 3.25m)
- Bedroom 4 12'10" x 8'10" (3.91m x 2.69m)
- Bathroom

OUTSIDE

- Garden 52'8" x 33'3" (16.05m x 10.13m)
- Garden Studio 15'3" x 8'10" (4.65m x 2.69m)
- Garage/ Workshop 23' x 8'6" (7.01m x 2.59m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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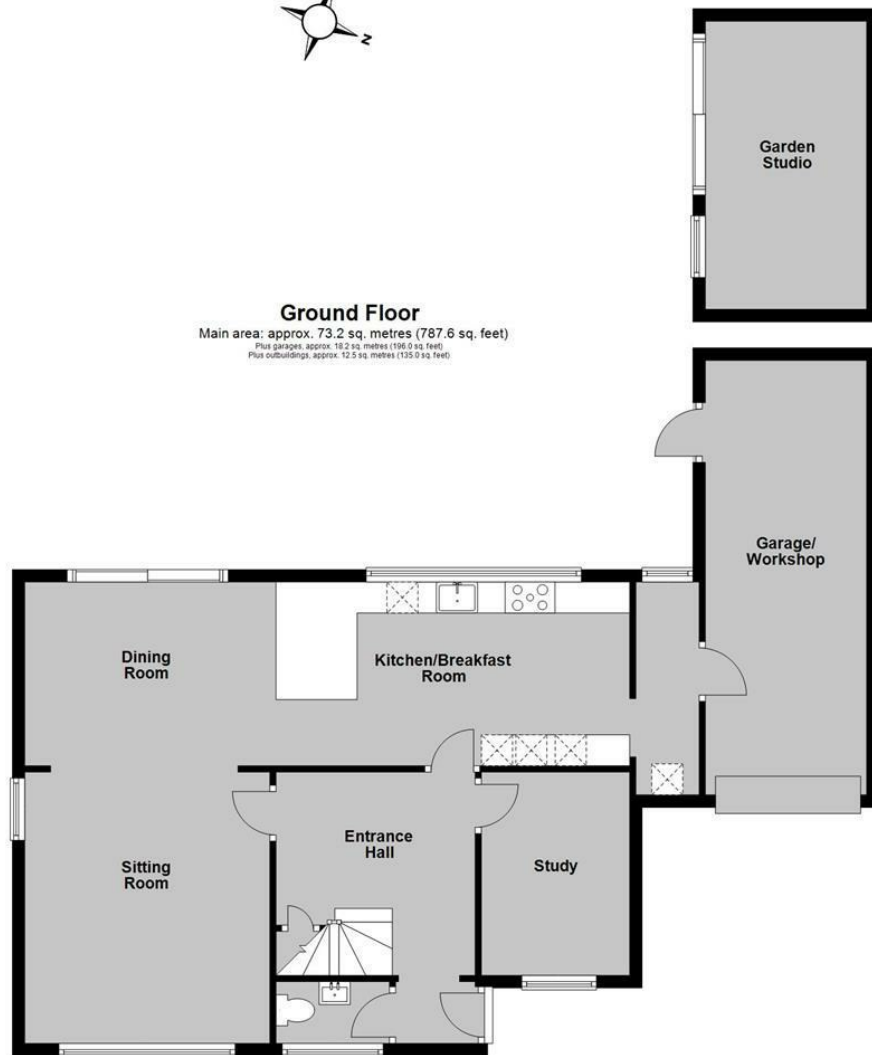


Ground Floor

Main area: approx. 73.2 sq. metres (787.6 sq. feet)

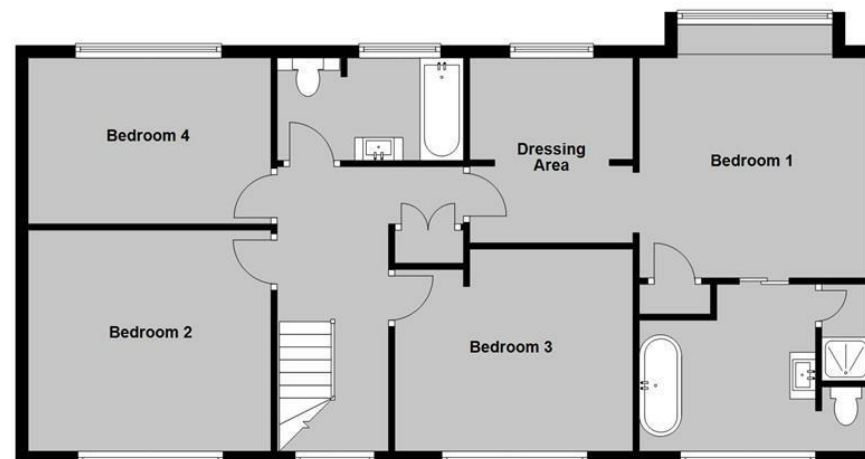
Plus garages, approx. 18.2 sq. metres (196.0 sq. feet)

Plus outbuildings, approx. 12.5 sq. metres (135.0 sq. feet)



First Floor

Approx. 87.3 sq. metres (939.5 sq. feet)



Main area: Approx. 160.5 sq. metres (1727.1 sq. feet)

Plus garages, approx. 18.2 sq. metres (196.0 sq. feet)

Plus outbuildings, approx. 12.5 sq. metres (135.0 sq. feet)



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