CHRISTOPHER HODGSON









# Whitstable

**£475,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

# Whitstable

## *25 Cromwell Road, Whitstable, Kent, CT5 1NW*

A spacious Victorian terraced house in a highly desirable central location, conveniently positioned within moments of the bustling town centre with its wide range of shops, cafés, eateries, and independent galleries. The beach, working harbour, and mainline train station are all within short walking distance.

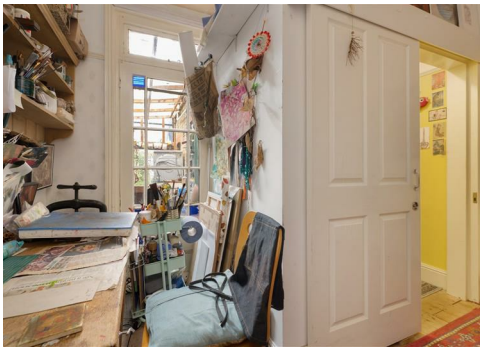
The bright and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with an open fireplace, an open-plan kitchen/dining room, a utility area, a study, and a cloakroom.

The first floor comprises three double bedrooms, one of which benefits from a balcony, a shower room, and a separate cloakroom.

The rear garden has been designed for ease of maintenance and extends to 76ft (23m), incorporating two garden sheds, with pedestrian access from the rear via an alleyway. The property is moments from Rye's and Bisson's residents car parks (permit required).







LOCATION
Cromwell 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 80 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 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

• Sitting Room 11'4" x 12'3" (3.45m x 3.73m)

• Kitchen/Dining Room 20'9" x 9'8" (6.32m x 2.95m)

• Study 11'3" x 10'9" (3.43m x 3.28m)

• Utility Area 14'7" x 4'11" (4.45m x 1.50m)

FIRST FLOOR

• Bedroom 1 11'3" x 16'1" (3.43m x 4.90m)

• Bedroom 2 11'4" x 10'9" (3.45m x 3.28m)

• Bedroom 3 10' x 9'8" (3.05m x 2.95m)

• Balcony 4'2" x 9'8" (1.28m x 2.95m)

• Bathroom 7'2" x 6'9" (2.18m x 2.06m)

• Cloakroom

OUTSIDE

• Garden 76' x 17' (23.16m x 5.18m)

Agent's Note
Residents must apply to Canterbury City Council to obtain a permit to park in a residents only car park. A parking permit is not included or transferable with the sale of the property.







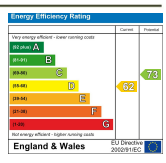



Whitstable
Cromwell Rd
High St
Canterbury Rd
Joy Ln
Google
Map data ©2026 Google




**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.**

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. 7592/MS

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