CHRISTOPHER HODGSON









Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

11 Belmont Road, Whitstable, Kent, CT5 1QJ

A beautifully presented family home occupying a highly convenient position within easy reach of Whitstable town centre, mainline railway station, seafront and working harbour. Whitstable's bustling High Street, with its excellent range of independent shops, cafés and highly regarded restaurants, is also within easy reach.

The bright, spacious and well-appointed accommodation extends to approximately 990 sq ft (92 sq m) and comprises an entrance hall, sitting room with bay window, dining room with bi-folding doors opening to the garden, contemporary kitchen and a shower/utility room.

To the first floor are three bedrooms and a family bathroom.
The property also benefits from a generous loft space which may offer potential for conversion (subject to obtaining all necessary consents and approvals).

Outside, the rear garden extends to approximately 58ft (17m) and has been thoughtfully designed for ease of maintenance, incorporating a decked seating area together with an area of off-street parking.

No onward chain.







LOCATION
Belmont Road is a highly desirable residential location conveniently situated for access to Whitstable town centre, the seafront, working harbour, bus routes and mainline railway station. Whitstable offers an excellent range of independent shops, cafés and highly regarded restaurants, together with leisure and watersports facilities. Whitstable mainline railway station is approximately 650 metres distant and provides frequent services to London and the surrounding area. The A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 12'4" x 12'0" (3.78m x 3.67m)
- Dining Room 12'3" x 11'11" (3.74m x 3.65m)
- Kitchen 10'4" x 6'5" (3.16m x 1.98m)
- Shower/Utility Room 9'1" x 6'5" (2.78m x 1.98m)

FIRST FLOOR

- Bedroom 1 12'5" x 12'4" (3.79m x 3.77m)
- Bedroom 2 12'5" x 9'0" (3.8m x 2.75m)
- Bedroom 3 8'5" x 7'2" (2.59m x 2.19m)
- Bathroom 10'6" x 4'0" (3.20m x 1.22m)

OUTSIDE

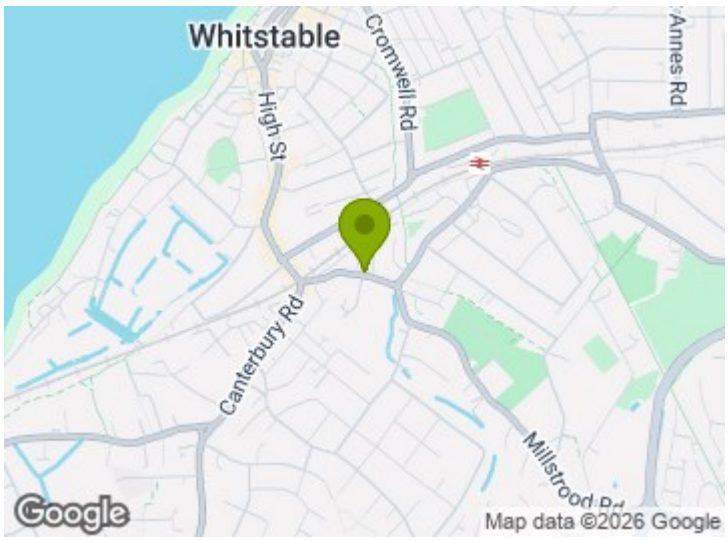
- Garden 58' x 13' (17.68m x 3.96m)



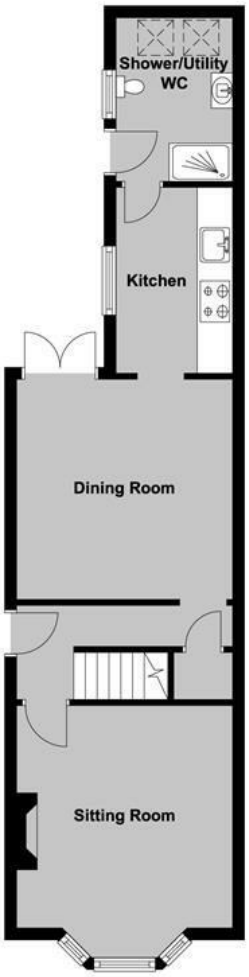




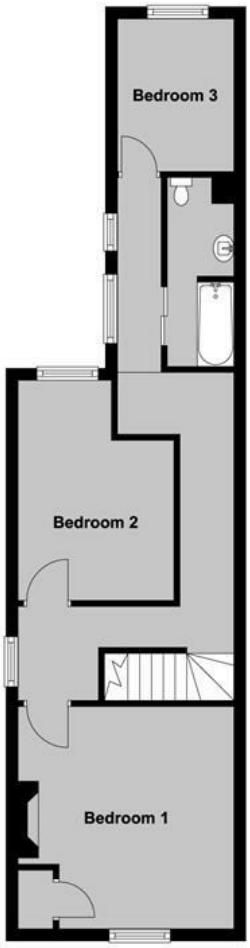



Whitstable
Cromwell Rd
High St
Canterbury Rd
Google
Map data ©2026 Google

Ground Floor
Main area: approx. 47.2 sq. metres (508.1 sq. feet)



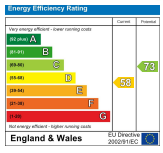
First Floor
Main area: approx. 44.8 sq. metres (482.2 sq. feet)



Main area: Approx. 92.0 sq. metres (990.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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