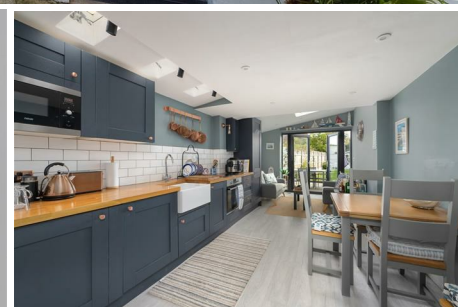


CHRISTOPHER HODGSON



Whitstable

£525,000 Freehold



Whitstable

77 Island Wall, Whitstable, Kent, CT5 1EL

An opportunity to acquire a significantly extended and beautifully presented period cottage, situated in an enviable position on Whitstable's highly prized Island Wall. The house is a pleasant stroll from the bustling High Street with its diverse range of shops, cafés, and restaurants, and Whitstable mainline railway station (0.7 miles).

The bright, spacious, and largely open-plan accommodation is arranged on the ground floor to provide a sitting room with an open fireplace, a living room with a wood-burning stove, and an opening to a contemporary kitchen/dining room with a pair of

casement doors that open to the garden. To the first floor, there are two double bedrooms and a well-appointed bathroom with a separate shower enclosure.

The delightful garden enjoys a South-Easterly aspect and extends to 61ft (18.59m), incorporating a patio area, a lawn with planted borders, and a summer house. No onward chain.



LOCATION

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides frequent services 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

- Sitting Room 11'10 x 11'4 (3.61m x 3.45m)
- Living Room 11'7 x 10'9 (3.53m x 3.28m)

- Kitchen/Dining Room 21'6" x 10'4" (6.55m x 3.15m)

FIRST FLOOR

- Bedroom 1 11'8 x 10'0 (3.56m x 3.05m)
- Bedroom 2 11'1 x 8'10 (3.38m x 2.69m)
- Bathroom

OUTSIDE

- Garden 61' x 13' (18.59m x 3.96m)



Ground Floor
Approx. 51.3 sq. metres (552.2 sq. feet)

First Floor
Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: Approx. 81.0 sq. metres (871.9 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 or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (A)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)		77
Needs Improvement (D)	Needs Improvement (D)		66
Needs Improvement (E)	Needs Improvement (E)		
Needs Improvement (F)	Needs Improvement (F)		
Needs Improvement (G)	Needs Improvement (G)		

England & Wales
EPC Directive
2002/91/EC

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

