

CHRISTOPHER HODGSON



Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

1 Warwick Road, Whitstable, Kent, CT5 1HY

A smartly presented semi-detached house in a highly desirable central location, within the conservation area and a short walk from the bustling High Street, boutique shops and highly regarded restaurants, the beach, working harbour and Whitstable station.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room, utility room and a bathroom. To the first floor there are three generously proportioned bedrooms, including the principal bedroom which benefits from an en-suite shower room.

There is potential to further extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The rear garden extends to 50ft (15m), incorporates a brick-built store, and benefits from pedestrian access to the rear. No onward chain.



LOCATION

Warwick 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 80mins.) The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 5'3" x 2'11" (1.60m x 0.89m)
- Sitting Room 13'11" x 12'10" (4.24m x 3.91m)

- Dining Room 12'10" x 8'6" (3.91m x 2.59m)
- Kitchen 8'2" x 8' (2.49m x 2.44m)
- Utility Area 14'5" x 4'5" (4.39m x 1.35m)
- Bathroom 8' x 6'5" (2.44m x 1.96m)

FIRST FLOOR

- Bedroom 1 13'9" x 12'10" (4.19m x 3.91m)
- En-Suite Shower Room 8'10" x 6'5" (2.69m x 1.96m)
- Bedroom 2 9'6" x 8'6" (2.90m x 2.59m)
- Bedroom 3 8'1" x 8' (2.46m x 2.44m)

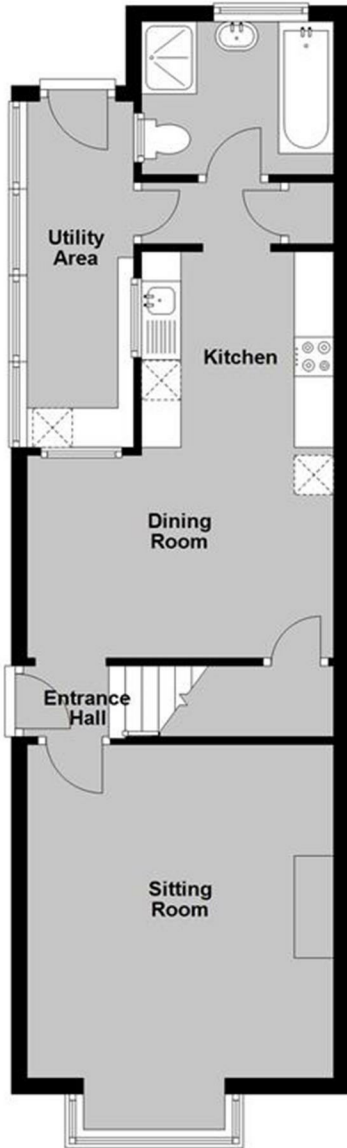
OUTSIDE

- Garden 50' x 14' (15.24m x 4.27m)
- Store 7'8" x 5'9" (2.34m x 1.75m)



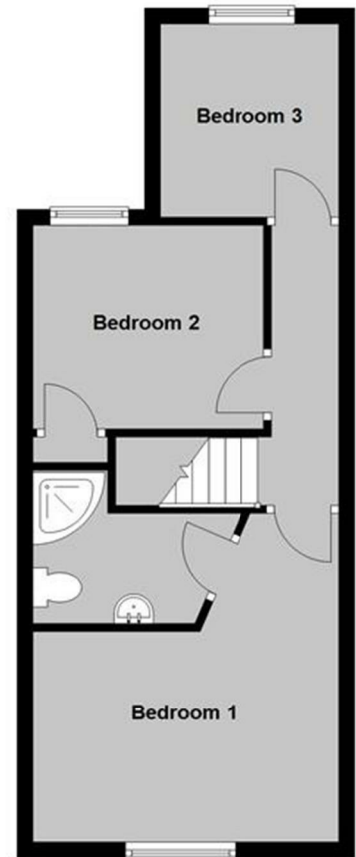
Ground Floor

Approx. 51.6 sq. metres (555.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 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	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Very energy inefficient (oldest properties)	G		
Energy Efficiency Rating		Current	Potential
England & Wales		80	72

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

