Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£540,000 Freehold

...for Coastal, Country & City living.

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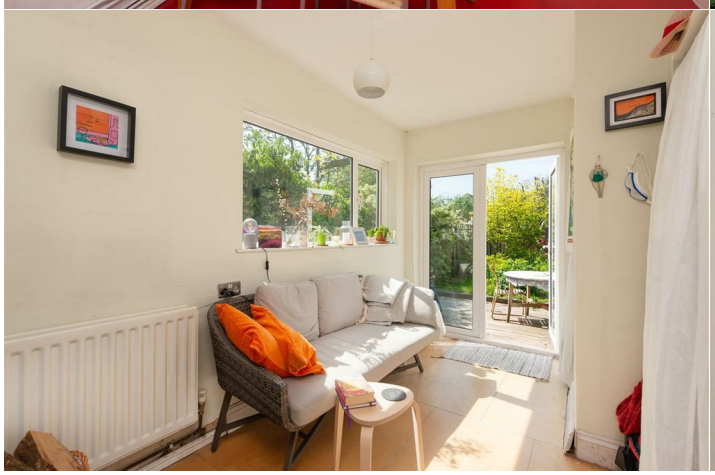
Whitstable

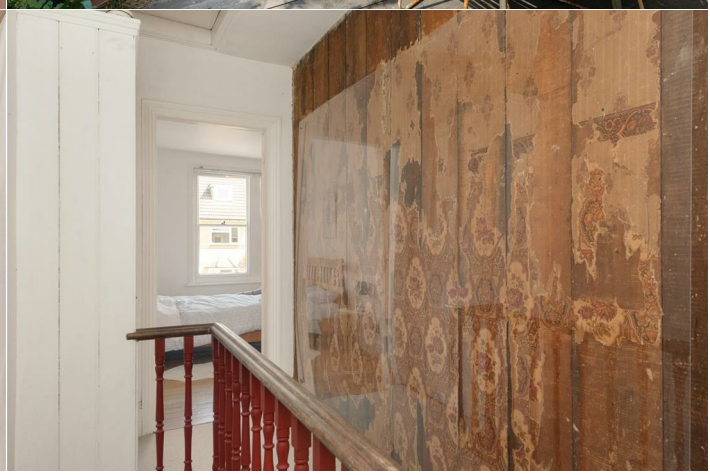
76 Nelson Road, Whitstable, Kent, CT5 1EA

A spacious Victorian home in a prominent position on Whitstable's much sought after Nelson Road, in the heart of the conservation area and moments from the bustling High Street. Whitstable station is a short stroll (0.6 of a mile), and the beach is less than 500 metres distant.

The property has been significantly extended on both floors to provide accommodation of 1157 sq ft (108 sq m) and would now benefit from refurbishment throughout. The house is currently arranged to provide an entrance hall, sitting room open-plan to a dining area, a kitchen/breakfast room and a garden room. To the first floor there are three generous double bedrooms and a family bathroom.

The delightful South facing garden extends to 86ft (26m) and is well stocked with a variety of shrubs and trees. A decked seating area, just off the garden room, is ideal for outside entertaining.





Location
Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area, where the property enjoys a convenient position moments from the town centre and within a short stroll of the beach, less than 500 metres away. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
  11'9" x 10'3" (3.58m x 3.13m)
  at maximum points.
- **Dining Area**
  13'3" x 11'6" (4.06m x 3.51m)
  at maximum points.
- **Kitchen/ Breakfast Room**
  17'4" x 8'5" (5.30m x 2.58m)
  at maximum points.
- **Garden Room**
  12'7" x 8'5" (3.86m x 2.58m)
  at maximum points.

FIRST FLOOR

- **Bedroom 1**
  20'9" x 9'0" (6.32m x 2.74m)
  at maximum points.

• **Bedroom 2**
13'5" x 11'6" (4.11m x 3.53m)
at maximum points.

• **Bedroom 3**
11'6" x 8'7" (3.51m x 2.61m)
at maximum points.

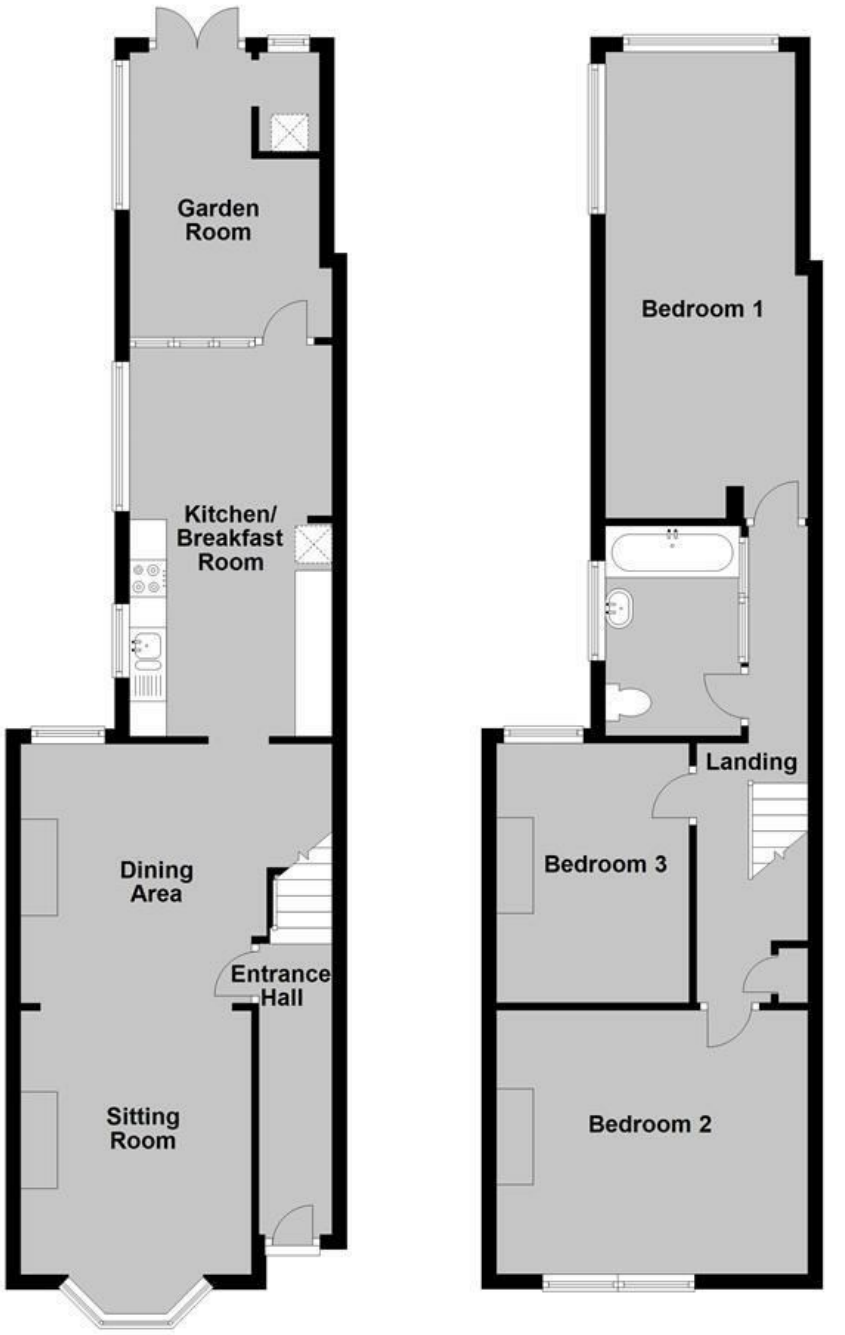
OUTSIDE

• **Garden**
87' x 14' (26.52m x 4.27m)
At maximum points.

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

Ground Floor
Approx. 53.1 sq. metres (571.3 sq. feet)

First Floor
Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 107.5 sq. metres (1156.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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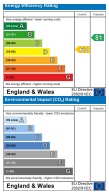

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