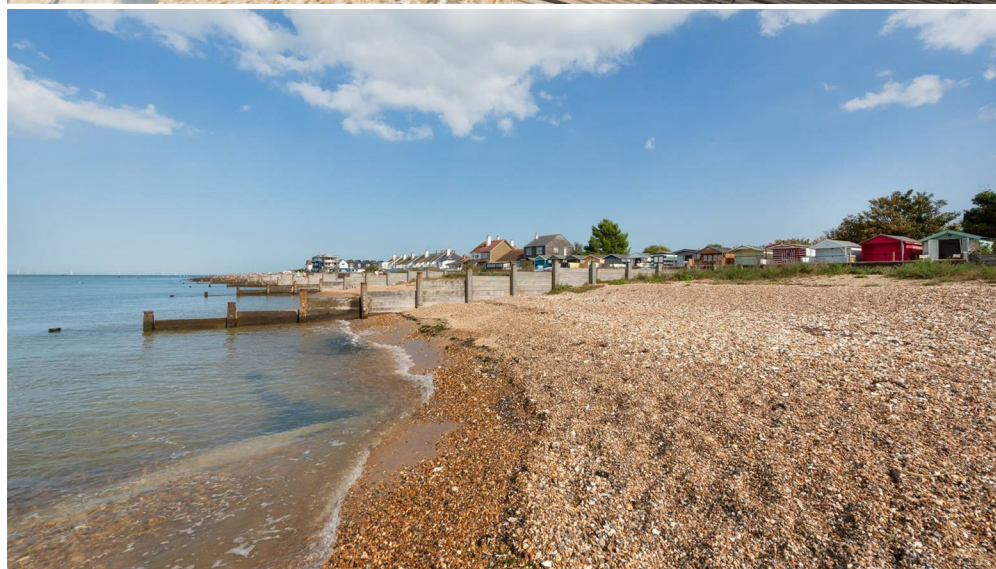




## West Beach, Whitstable

£65,000 Leasehold

...for Coastal, Country & City living.



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# West Beach, Whitstable

Beach Hut | West Beach, Whitstable, Kent, CT5 1FB

Rarely available in this prime front row position, a smartly presented beach hut commanding panoramic views across Whitstable Bay.

This charming beach hut is enviably positioned on Whitstable's highly prized West Beach within walking distance of central Whitstable, the Neptune Pub, Windy Corner Stores, tennis courts, shops and amenities.

Externally there is a generous sea facing balcony commanding uninterrupted panoramic views across Whitstable Bay and towards the Isle of Sheppey, and providing the perfect vantage point in which to enjoy Whitstable's famous sunsets.



## Location:

West Beach is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. A pleasant stroll along Island Wall will take you into the town centre. 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.

## Ground Rent/Rates

We are advised that annual Ground Rent for the period 2023/2024 in the sum of £4,104.00 is payable directly to The Whitstable Oyster Company Ltd in monthly instalments of £342.00

For full information on the rates payable, all interested parties are advised to make their own enquiries with Canterbury City Council, information can be viewed at <https://www.canterbury.gov.uk/leisure-countryside/foreshore-services/beach-huts/>

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

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