CHRISTOPHER HODGSON









Whitstable

£425,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

3 Bexley Street, Whitstable, Kent, CT5 1HD

A Victorian semi-detached house situated in a desirable central location within the conservation area. Bexley Street is tucked quietly away, but is just moments from the fashionable Harbour Street with its eclectic mix of independent shops and highly regarded restaurants, Whitstable's working harbour, and approximately 150 metres from the beach.

This unique property has two staircases offering flexibility for the house to be used in a number of different ways. The accommodation has been configured to work as two separate living spaces and is arranged on the ground floor to provide an entrance hall, sitting room/kitchen area, living/dining area, kitchen and a garden room with a mezzanine floor. To the first floor there are two double bedrooms, a shower room, and a spacious bathroom.

Outside, there is a charming South Easterly facing garden which extends to 44ft (13m).







Location
Bexley Street is situated just off Whitstable's bustling High Street, within easy walking distance of the beach (150 metres distant). Whitstable is an increasingly popular and fashionable town by the sea offering a wide range of amenities including boutique shops, highly regarded restaurants, watersports facilities and working harbour. Whitstable station (0.4 of a mile distant) provides fast and frequent links to London (Victoria) in approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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

• Entrance Hall

• Living/Kitchen Area 12'1" x 11'11" (3.68m x 3.63m)

• Living/Dining Room 12'3" x 12'2" (3.73m x 3.70m)

• Kitchen 9'8" x 7'7" (2.95m x 2.31m)

• Garden Room 9'4" x 7" (2.84m x 2.13m)

FIRST FLOOR

• Bedroom 1 11'9" x 12'1" (3.59m x 3.69m)

• En-Suite Bathroom 12'11" x 8'0" (3.96m x 2.44m)

• Bedroom 2 11'11" x 12'2" (3.63m x 3.72m)

• Shower Room 8'2" x 2'7" (2.49m x 0.79m)

OUTSIDE

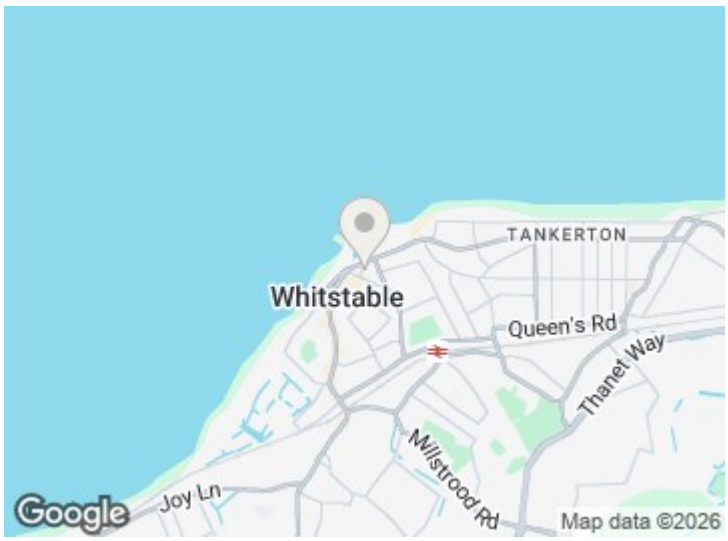
• Garden 44" x 16" (13.41m x 4.88m)










TANKERTON
Whitstable
Queen's Rd
Thanet Way
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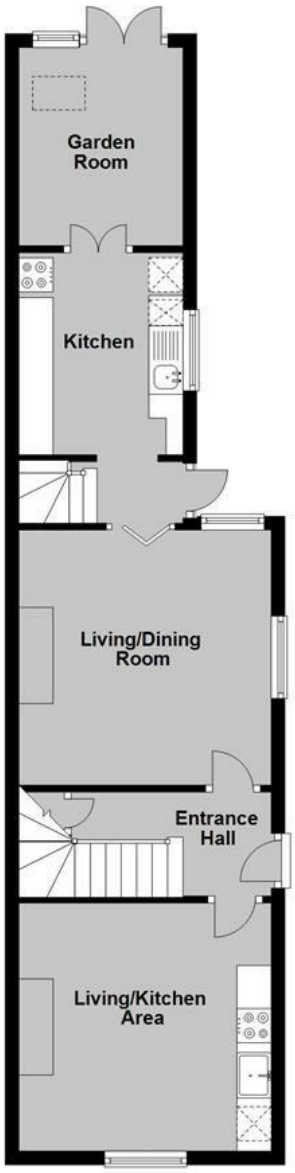
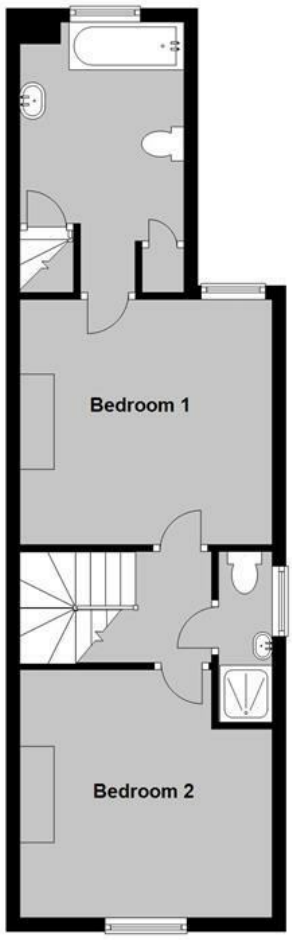
Ground Floor
Approx. 50.1 sq. metres (539.3 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.

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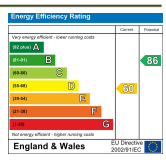

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