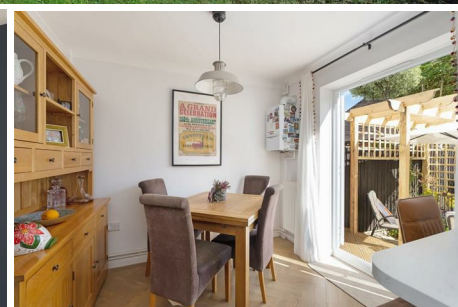
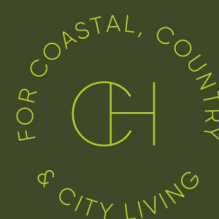


CHRISTOPHER HODGSON



Whitstable

£425,000 Freehold



Whitstable

1 Granary Place, Gordon Road, Whitstable, Kent, CT5 4RW

A modern end-of-terrace family home ideally situated within walking distance of Whitstable's bustling town centre and station (0.9 miles) and easily accessible to the seafront, supermarkets, and Estuary View medical centre.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room, a contemporary kitchen/dining room with a range of integrated appliances, and a pair of casement doors opening to the private rear garden, and a cloakroom. To the first floor, there are three generous

bedrooms and two stylish bathrooms, including an en-suite shower room to the principal bedroom.

The thoughtfully landscaped rear garden incorporates a natural stone terrace and mature planting. To the rear of the property, there is a detached garage and an area of off-street parking, accessed via Granary Place.



LOCATION

Gordon Road is a much sought after location within this popular seaside town, enjoying an elevated position and accessible to Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins and Stratford International approximately 64 mins. 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'7" x 16'3" (5.06m x 4.95m)
- Kitchen/Dining Room 16'2" x 9'1" (4.95m x 2.77m)

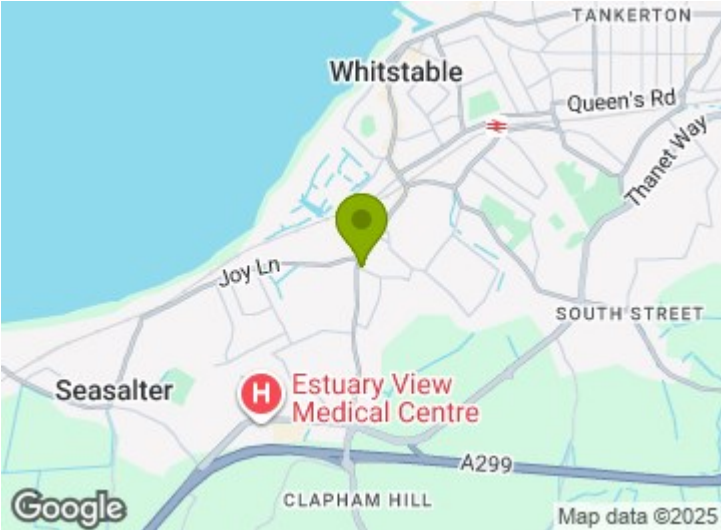
- Cloakroom

FIRST FLOOR

- Bedroom 1 10'8" x 10'1" (3.24m x 3.08m)
- En-Suite Shower Room
- Bedroom 2 11'11" x 8'11" (3.63m x 2.71m)
- Bedroom 3 8'3" x 7'1" (2.52m x 2.17m)
- Bathroom

OUTSIDE

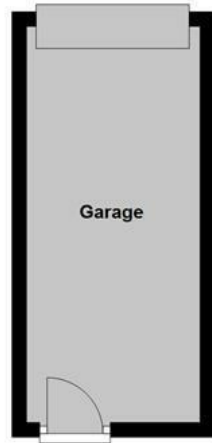
- Garden 22'8" x 22'7" (6.91m x 6.88m)
- Garage 17'9" x 9'10" (5.41m x 3.00m)





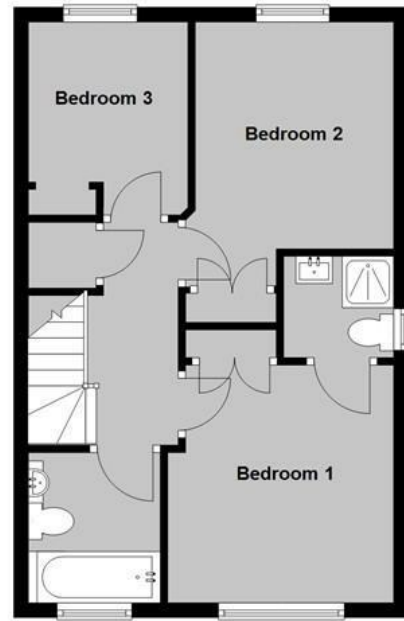
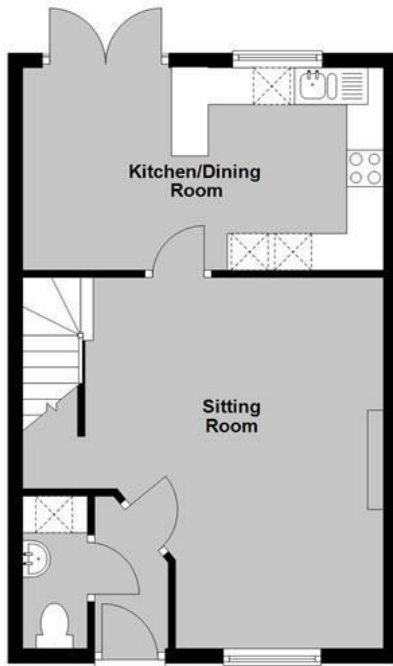
Ground Floor

Main area: approx. 39.0 sq. metres (420.3 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Main area: Approx. 78.7 sq. metres (847.4 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency	G		
Energy Efficiency Rating		69	84
England & Wales			

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