

CHRISTOPHER HODGSON



**Whitstable**  
**£300,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



---

# Whitstable

## *14 Gosselin Street, Whitstable, Kent, CT5 4LA*

A spacious semi-detached family home conveniently positioned within walking distance of Whitstable station (0.6 miles) and High Street, where a variety of independent shops, cafés, and popular restaurants can be found. Whitstable's pebble beach, working harbour, schools, and bus routes are also easily accessible.

The property now requires a full programme of refurbishment throughout, and there is potential to extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room leading to a conservatory, a kitchen, utility room, store, and cloakroom. To the first floor, there are three bedrooms and a shower room.

Outside, the rear garden enjoys a South Westerly aspect and extends to 81ft (24m). A driveway provides off street parking for a number of vehicles. No onward chain.



### LOCATION

Gosselin Street is a convenient location being accessible to local bus routes and amenities at Whitstable town centre (approximately half a mile distant). Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 90mins. 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 linking to the channel ports and subsequent motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall 12'10" x 7'4" (3.91m x 2.24m)
- Sitting Room 12'6" x 9'3" (3.81m x 2.82m)
- Dining Room 13'10" x 11'5" (4.21m x 3.48m)
- Conservatory 9'10" x 9'6" (3.00m x 2.90m)

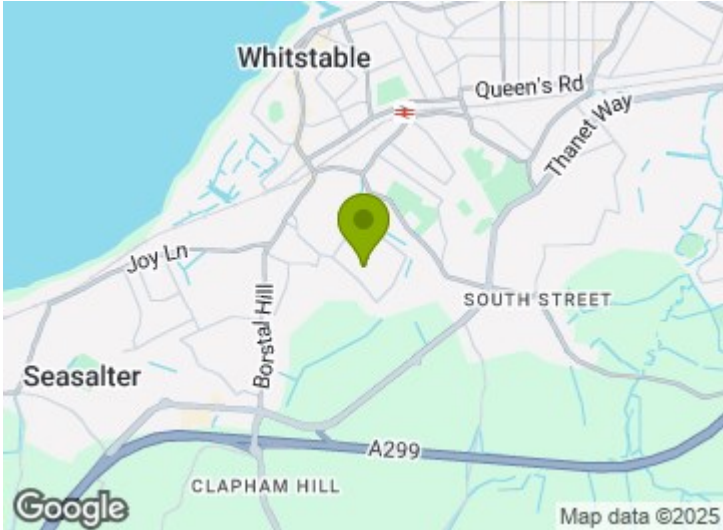
- Kitchen 10'2" x 8'5" (3.11m x 2.57m)
- Utility Area 18'0" x 6'7" (5.49m x 2.00m)
- Store 8'9" x 5'11" (2.67m x 1.80m)
- Cloakroom

#### FIRST FLOOR

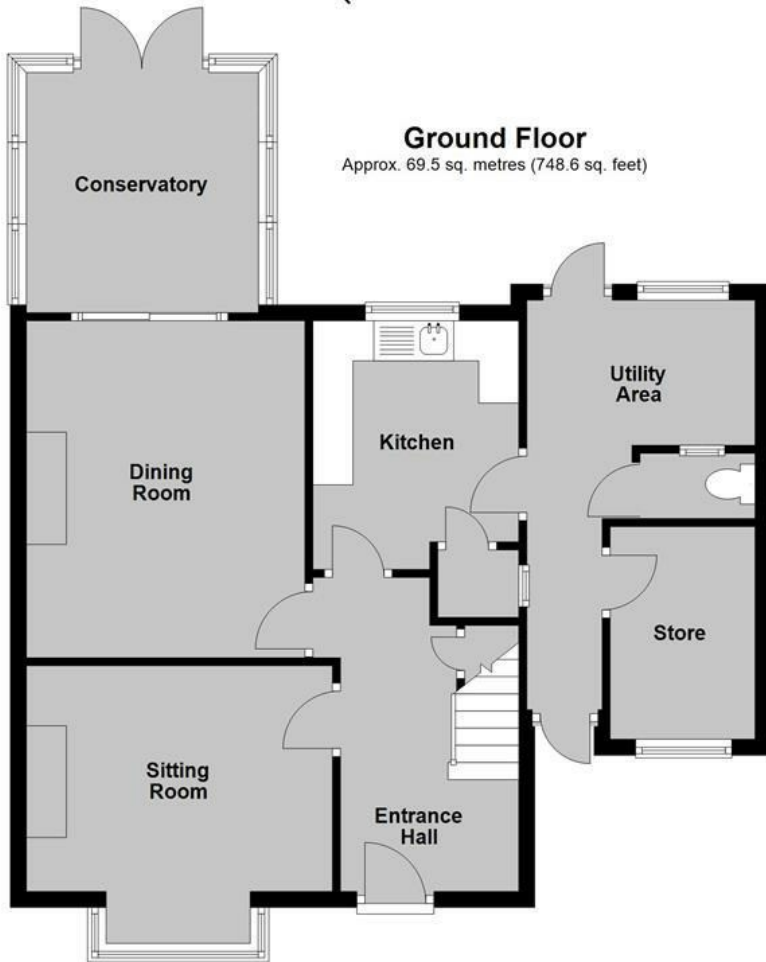
- Bedroom 1 13'5" x 11'9" (4.09m x 3.58m)
- Bedroom 2 13'5" x 11'5" (4.09m x 3.48m)
- Bedroom 3 9'2" x 8'0" (2.79m x 2.44m)
- Shower Room 6'7" x 5'6" (2.01m x 1.68m)

#### OUTSIDE

- Garden 81' x 31' (24.69m x 9.45m)







Total area: approx. 113.8 sq. metres (1224.5 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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 - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		Current	Potential
		63	71

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

