

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

Guide Price £500,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

25 Clifton Road, Whitstable, Kent, CT5 1DQ

VIDEO TOUR AVAILABLE

An attractive Victorian house, conveniently situated in a much sought after central location within the conservation area, moments from the High Street, within close proximity to the station (0.6 of a mile distant), and a pleasant stroll across the golf course to Whitstable's pebble beach.

The property retains much period detail including fireplaces, joinery and wrought iron railings which enclose the front garden. The spacious accommodation is arranged over three floors to comprise an entrance hall, sitting room, dining room, kitchen and a ground floor cloakroom. To the first floor there are two double bedrooms, a study area and a large bathroom. An attic room to the second floor provides a further double bedroom. The property would now benefit from a programme of improvement throughout, and offers considerable scope for further extension (subject to all necessary consents and approvals being obtained), which once complete would result in a superb family home.

The rear garden extends to 57ft (17m) and benefits from pedestrian access to the rear. No onward chain.



Location

Clifton Road is amongst Whitstable's most desirable locations, within the sought after conservation area and enjoying a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman'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 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. 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:

• Entrance Hall

• Sitting Room

13'5" x 12'11" (4.09m x 3.96m)
at maximum points.

• Dining Room

12'1" x 11'2" (3.68m x 3.40m)
at maximum points.

• Kitchen

13'4" x 8'11" (4.06m x 2.71m)
at maximum points.

• Study

13'5" x 8'11" (4.09m x 2.71m)
at maximum points.

• Bedroom I

16'6" x 12'0" (5.03m x 3.66m)
at maximum points.



- **Bedroom 2**
12'3" x 11'3" (3.74m x 3.42m)
at maximum points.
- **Bedroom 3**
19'2" x 16'6" (5.83m x 5.03m)
at maximum points.
- **Bathroom**
10'4" x 8'11" (3.15m x 2.72m)
at maximum points.

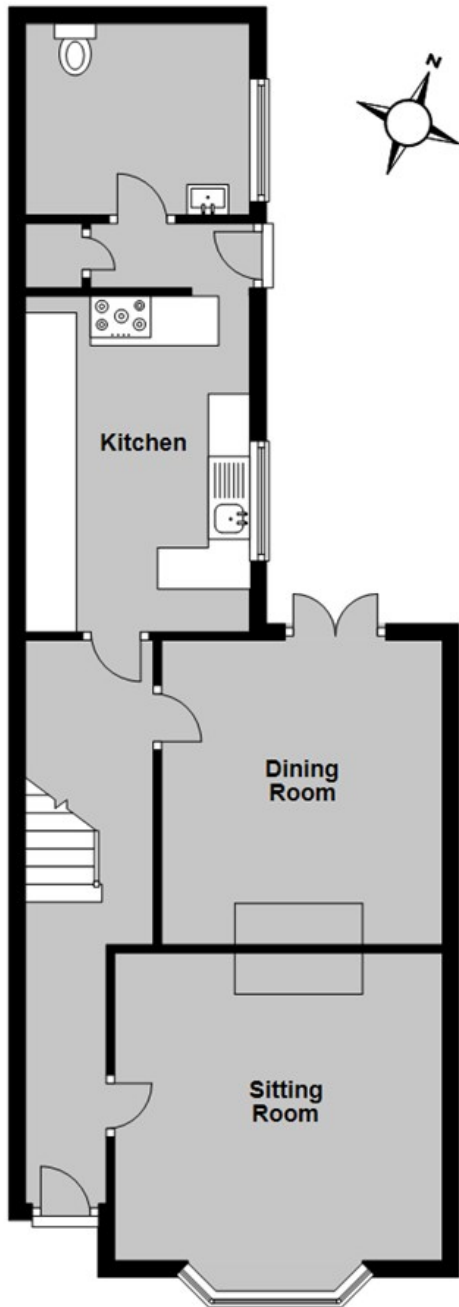
- **Cloakroom**
8'11" x 7'7" (2.72m x 2.31m)
at maximum points.
- **Rear Garden**
57' x 17' (17.37m x 5.18m)
at maximum points.

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



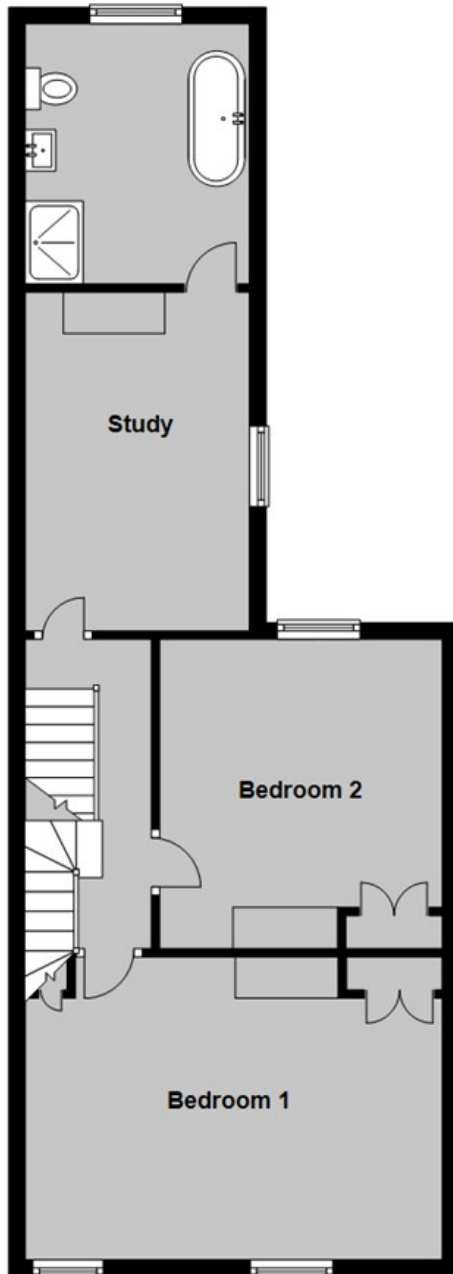
Ground Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



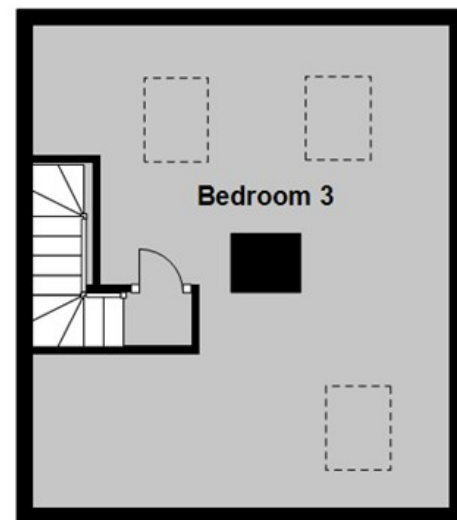
First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Second Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 144.8 sq. metres (1558.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2020/2021 is £1,233.31.

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

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.

