

CHRISTOPHER HODGSON



Whitstable
£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

45 West Cliff, Whitstable, Kent, CT5 1DN

A bright, spacious and beautifully presented semi-detached house located on Whitstable's favoured West Cliff, within close proximity to the bustling High Street, a short walk to the station (0.5 miles) and less than 500 metres from Whitstable's charming pebble beach.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, living room open-plan to a smartly fitted contemporary kitchen, with doors opening to a balcony with a staircase descending to the garden. The first floor comprises three bedrooms (two doubles) and a sleek modern bathroom. In addition, there is a useful undercroft storage area beneath the house.

The private landscaped rear garden extends to 37ft (11m) and enjoys a Westerley aspect. The property also has the benefit of a garage and parking space accessed from Collingwood Road, a rare commodity in this central location.



Location

West Cliff is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys 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 fishermen'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 80mins and to the surrounding area. 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 leading to the channel ports and subsequent motorway network.

Accommodation

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

GROUND FLOOR

- Entrance Hall 13'1" x 5'11" (3.99m x 1.80m)
- Living Room 26'2" x 17'2" (7.97m x 5.24m)
- Kitchen

FIRST FLOOR

- Bedroom 1 11'2" x 10'0" (3.40m x 3.05m)
- Bedroom 2 13'0" x 10'0" (3.95m x 3.05m)
- Bedroom 3 10'0" x 7'1" (3.05m x 2.15m)
- Bathroom 7'2" x 7 (2.18m x 2.13m)

OUTSIDE

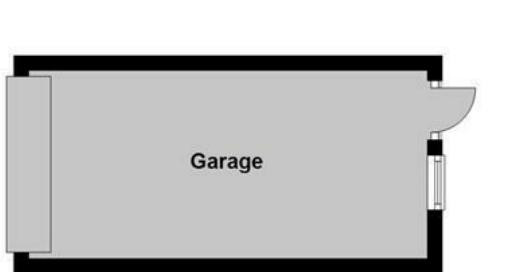
- Garden 36' x 23' (10.97m x 7.01m)
- Balcony 17'2" x 6'2" (5.23m x 1.88m)
- Undercroft Storage
- Detached Garage 17'9" x 8'4" (5.41m x 2.54m)
- Parking

The property benefits from one allocated parking space, accessed from Collingwood Road.

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.

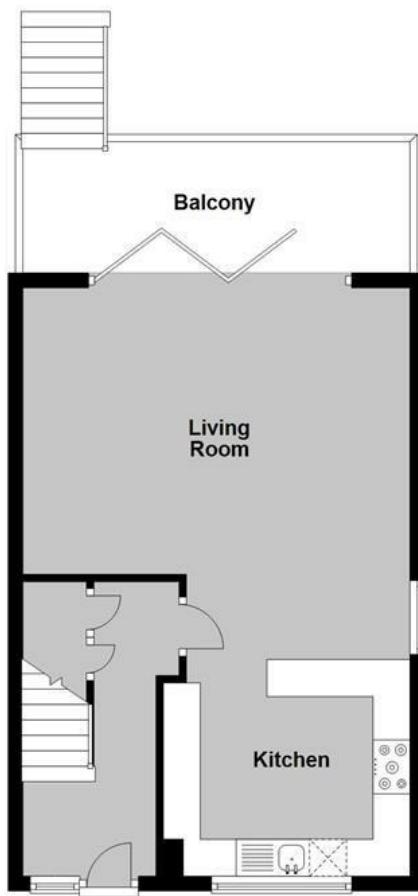




Garage

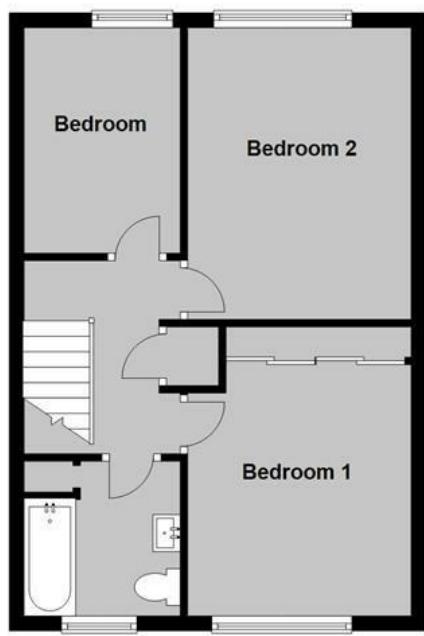
Ground Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year XXXX/XXXX is £XXXXXX.

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Energy Efficiency Rating	
Vary energy efficient - never rating code	86
Excellent A	
Very good B	70
Good C	
Satisfactory D	
OK E	
Unsatisfactory F	
Poor G	
Very poor H	
Very energy efficient - higher rating code	
England & Wales	86
EC Directive 2009/101/EC	

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