

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



## Whitstable

£439,950 Freehold

...for Coastal, Country & City living.



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# Whitstable

18 Acton Road, Whitstable, Kent, CT5 1JH

A bright and spacious period house presented in smart contemporary style, and conveniently positioned in a prime central location in close proximity of Whitstable's bustling High Street with its individual shops and restaurants, Whitstable harbour, the beach, schools, bus routes, and Whitstable station (0.3 miles).

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, and a sitting room open plan to a stylish kitchen/dining room. The first floor comprises three bedrooms and a family bathroom.

The South Westerly facing garden extends to 62ft (19m) and incorporates a fully insulated garden studio, which is ideal for working from home.



## Location

Acton Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London, (Victoria approximately 80mins.) The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

## Accommodation

The accommodation and approximate measurements are:

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room  
11'8" x 11'5" (3.58m x 3.49m)  
at maximum points.
- Kitchen/ Dining Room  
17'3" x 11'11" (5.26m x 3.64m)  
at maximum points.

### FIRST FLOOR

- Landing



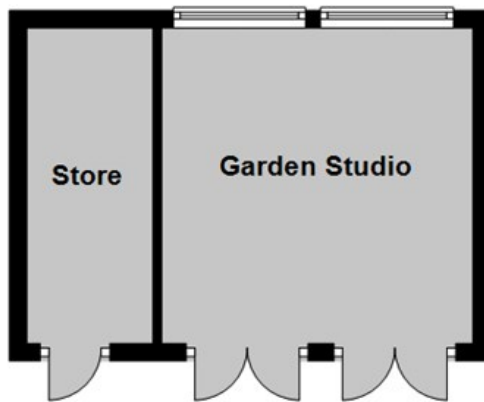
- **Bedroom 1**  
11'11" x 11'7" (3.64m x 3.52m)  
at maximum points.
- **Bedroom 2**  
11'6" x 9'1" (3.50m x 2.76m)  
at maximum points.
- **Bedroom 3**  
8'7" x 8'0" (2.62m x 2.44m)  
at maximum points.
- **Bathroom**  
7'6" x 4'11" (2.3m x 1.5m)  
at maximum points.

- **Garden**  
63' x 18' (19.20m x 5.49m)  
at maximum points.
- **Garden Studio**  
11'11" x 11'9" (3.63m x 3.58m)  
at maximum points.
- **Store**  
11'10" x 4'9" (3.63m x 1.45m)  
at maximum points.

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

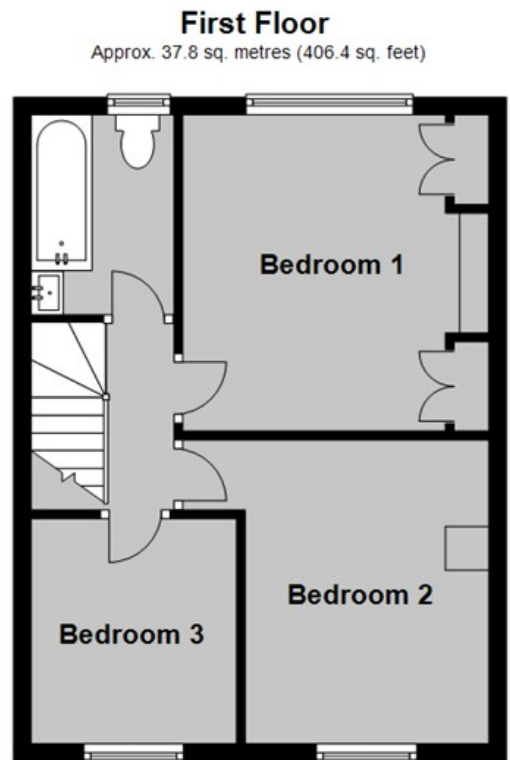
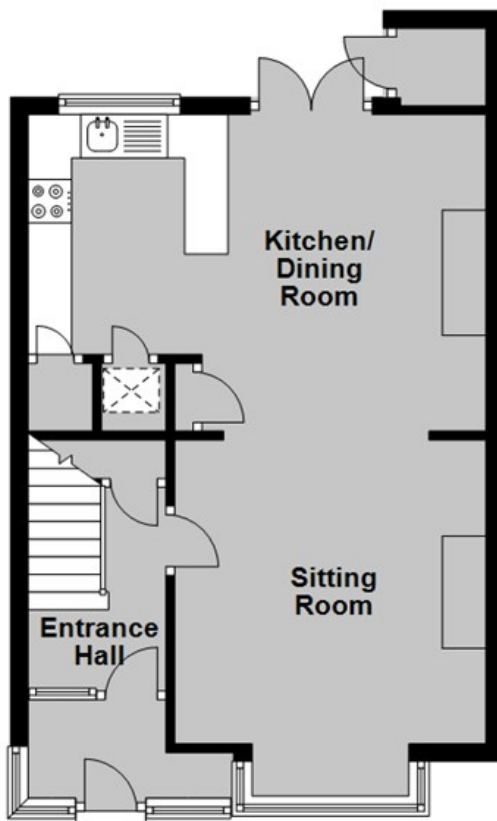
**OUTSIDE**





### Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)

Total area: approx. 77.8 sq. metres (837.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92

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

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