Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Whitstable

**£460,000** Freehold

...for Coastal, Country & City living.

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# Whitstable

## Maisie House, 104 Nelson Road, Whitstable, Kent, CT5 1DZ

A significantly extended Victorian house situated less than 500 metres from Whitstable's charming pebble beach and moments from the High Street with it's array of independent shops, highly regarded restaurants and cafe bars. The house enjoys a much sought after position on Nelson Road, within the highly desirable conservation area and just a short stroll from Whitstable station which is half a mile distant.

The spacious and versatile accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room open-plan to the kitchen, and a large living room with bi-folding doors opening to the garden. The first floor comprises two double bedrooms and a well-appointed family bathroom.

The garden enjoys a South Westerly aspect and is predominantly laid to lawn, incorporating a large patio area. No onward chain.

**Location**
Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area, where the property enjoys a convenient position moments from the town centre and within a short stroll of the beach, less than 500 metres away. 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 are:

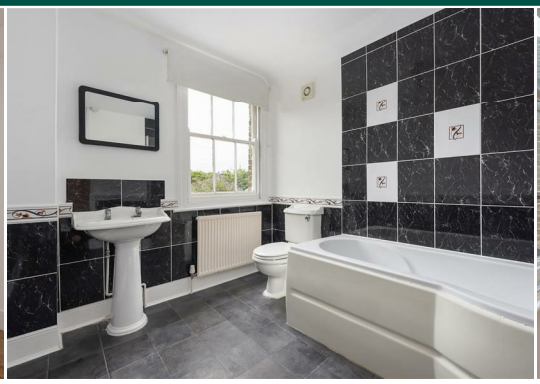
GROUND FLOOR

- **Sitting Room**
  10'11" x 10'6" (3.33m x 3.19m)
  at maximum points.

- **Family Room**
  16'8" x 12'2" (5.07m x 3.72m)
  at maximum points.

- **Dining Room**
  13'5" x 11'0" (4.09m x 3.35m)
  at maximum points.

- **Kitchen**
  9'10" x 7'11" (3.00m x 2.42m)
  at maximum points.



FIRST FLOOR

• **Bedroom 1**
13'7" x 11'1" (4.14m x 3.38m)
at maximum points.

• **Bedroom 2**
11'0" x 8'8" (3.36m x 2.63m)
at maximum points.

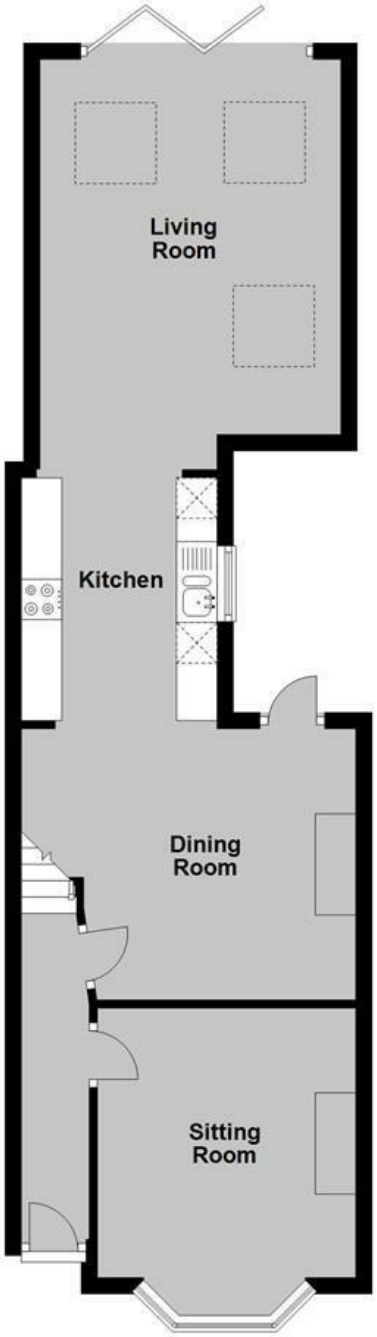
• **Bathroom**
9'1" x 8' (2.77m x 2.44m)
at maximum points.

OUTSIDE

• **Garden**
65' x 14' (19.81m x 4.27m)
at maximum points.

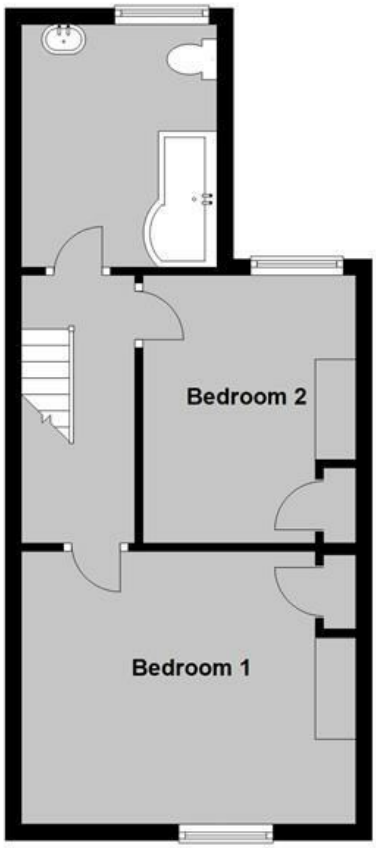
## Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)




## First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)




Total area: approx. 88.9 sq. metres (956.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.

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

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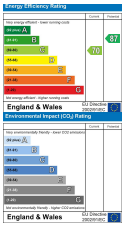


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