Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£425,000 Freehold

...for Coastal, Country & City living.

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Whitstable

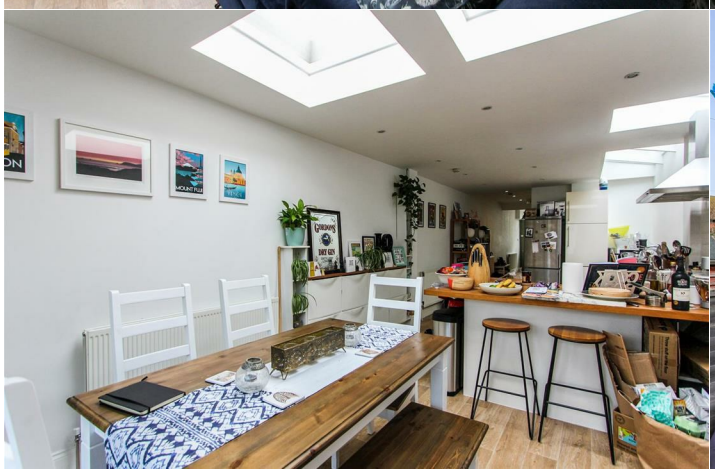
79 Regent Street, Whitstable, Kent, CT5 1JQ

VIDEO TOUR AVAILABLE

A significantly extended and smartly presented Victorian terraced house within the heart of the conservation area, moments from Whitstable's bustling High Street with it's eclectic mix of independent shops, galleries and highly regarded eateries, and within close proximity of schools, the beach, the harbour and Whitstable station (0.4 miles distant).

The property provides bright and spacious accommodation arranged on the ground floor to provide a sitting room, contemporary kitchen open-plan to a dining room with doors opening to the garden, and a bathroom. The first floor comprises three bedrooms.

The rear garden extends to 50ft (15m) and benefits from pedestrian access via Warwick Road. No onward chain.



Location
Regent Street is a highly desirable road within the town's conservation area in central Whitstable, accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation
The accommodation and approximate measurements are:

- **Sitting Room**
  11'6" x 10'7" (3.51m x 3.23m)
  at maximum points.
- **Dining Area**
  10'6" x 9'11" (3.20m x 3.02m)
  at maximum points.
- **Kitchen**
  10'6" x 17'2" (3.20m x 5.23m)
  at maximum points.
- **Bedroom 1**
  11'4" x 10'2" (3.45m x 3.10m)
  at maximum points.
- **Bedroom 2**
  9'10" x 8'0" (3.00m x 2.44m)
  at maximum points.

• **Bedroom 3**
9'2" x 6'10" (2.79m x 2.08m)

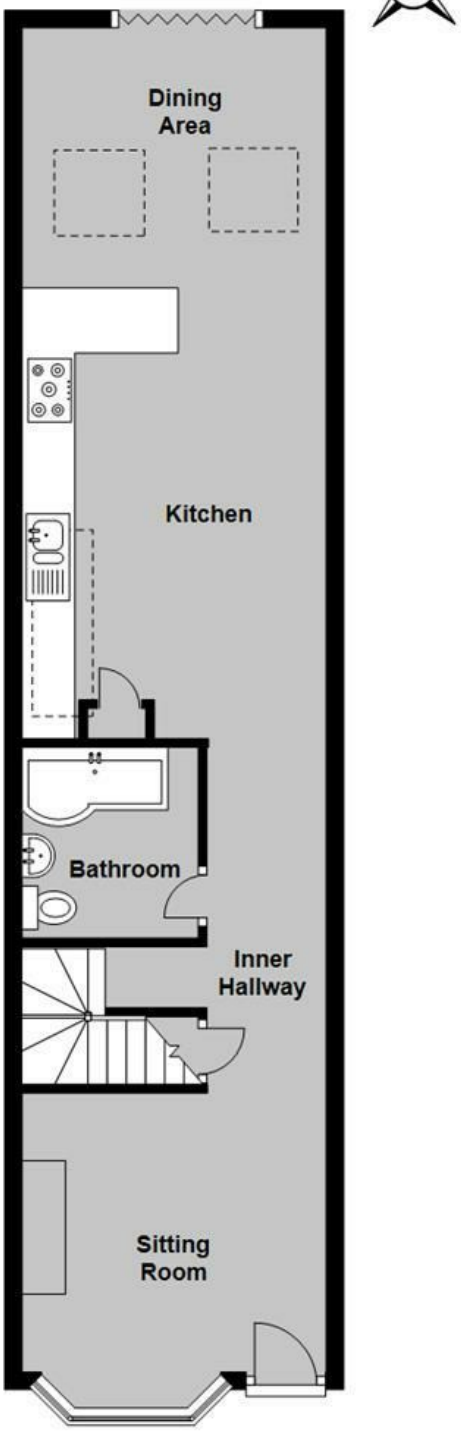
• **Bathroom**
7'3" x 6'8" (2.21m x 2.03m)
at maximum points.

• **Rear Garden**
50' x 12'1" (15.24m x 3.68m)
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.

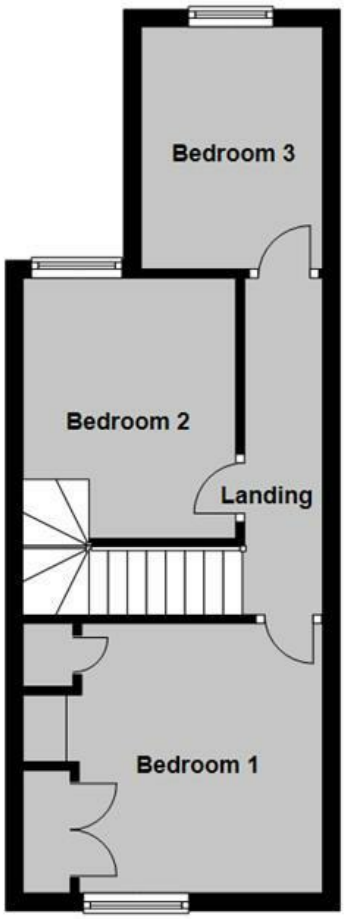
Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



First Floor

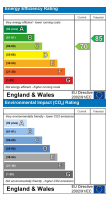
Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2020/2021 is £1,438.87.

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



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