

CHRISTOPHER HODGSON



Whitstable
£360,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

11 Walmer Road, Whitstable, Kent, CT5 4LB

A beautifully presented semi-detached family home, conveniently positioned for access to Whitstable town centre with its wide array of shops and eateries, highly regarded schools, bus routes, mainline train station (0.7 miles), and a short stroll from Whitstable's pebble beach.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a large sitting room open-plan to a dining room with doors leading to the garden, and a contemporary kitchen.

The first floor comprises three generous bedrooms and a stylish bathroom.

The well maintained rear garden extends to 30 ft (9.14 m) and incorporates a patio and an area laid to lawn. A driveway provides an area of off-street parking and access to the utility room.



LOCATION

Walmer Road is a convenient location being accessible to local bus routes and amenities at Whitstable town centre approximately 0.7 miles. Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which the town has become renowned. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 90mins. 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 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

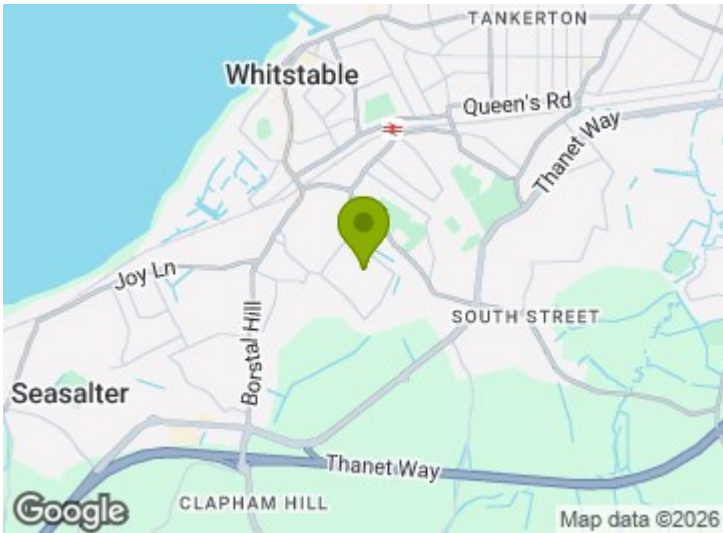
- Entrance Hall
- Sitting Room 12'4" x 9'1" (3.76m x 2.77m)
- Dining Area 13'6" x 11'4" (4.11m x 3.45m)
- Kitchen 10'2" x 8'6" (3.10m x 2.60m)

FIRST FLOOR

- Bedroom 1 13'7" x 11'7" (4.14m x 3.53m)
- Bedroom 2 13'7" x 11'1" (4.14m x 3.38m)
- Bedroom 3 9'1" x 7'11" (2.77m x 2.41m)
- Bathroom

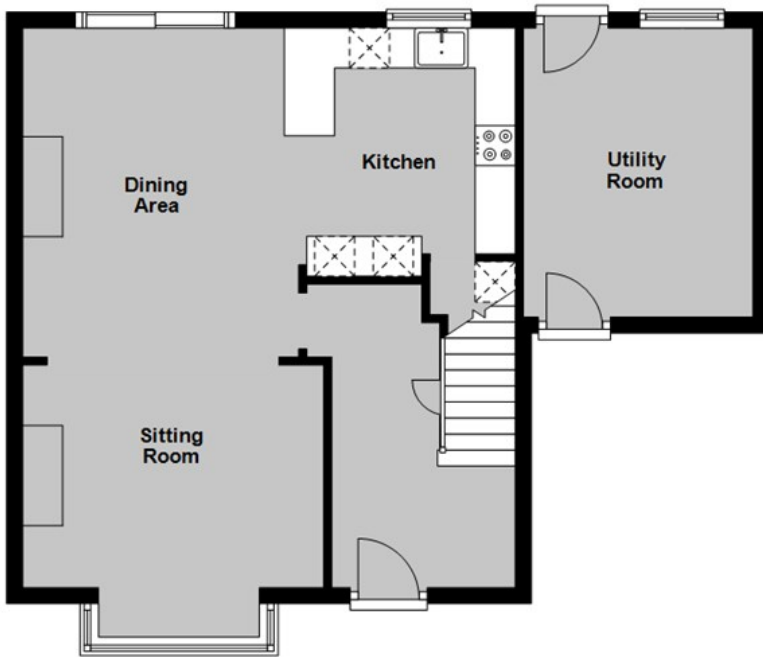
OUTSIDE

- Rear Garden 30' x 23' (9.14m x 7.01m)
- Front Garden 68'9" x 31' (20.96m x 9.45m)
- Utility Room 11'10" x 9'5" (3.61m x 2.87m)

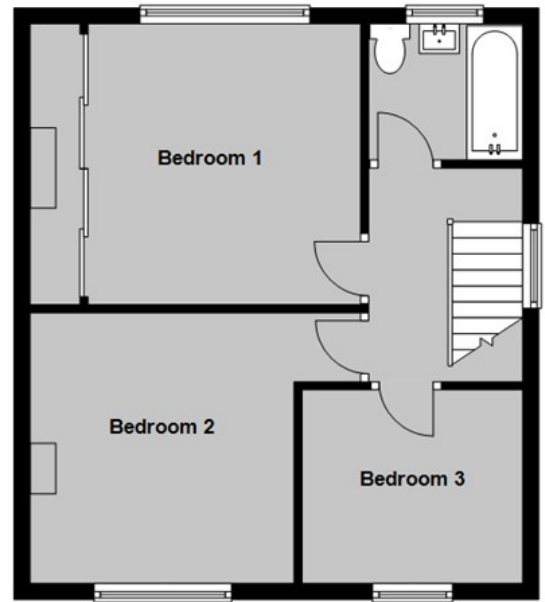




Ground Floor
Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor
Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Target
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Unacceptable	G		
Energy Efficiency Rating		73	79
England & Wales		ED1 Domestic properties	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

