

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£575,000 Freehold

...for Coastal, Country & City living.



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Whitstable

64 Nelson Road, Whitstable, Kent, CT5 1EA

A beautifully presented Victorian house ideally situated on Whitstable's sought after Nelson Road, in the heart of the conservation area and just moments from the beach and popular Windy Corner Stores. The bustling High Street is a short stroll away, with its array of independent shops and highly regarded restaurants. Whitstable station is less than one mile distant.

The bright and spacious accommodation has been presented in smart contemporary style throughout and is arranged on the ground floor to comprise an entrance hall, sitting room open-plan to a dining room, and a large kitchen/breakfast room with doors opening to the garden. To the first floor there are three double bedrooms and a stylish bathroom.

The thoughtfully planted South Westerly facing garden extends to 59ft (18m), and incorporates a useful outside store.



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:

- **Entrance Hall**
23'0" x 5'0" (7.02m x 1.53m)
at maximum points.
- **Sitting Room**
11'10" x 11'10" (3.63m x 3.63m)
at maximum points.
- **Dining Room**
12'10" x 9'11" (3.92m x 3.03m)
at maximum points.
- **Kitchen/Breakfast Room**
22'8" x 9'6" (6.90m x 2.90m)
at maximum points.
- **Bedroom 1**
15'7" x 11'11" (4.75m x 3.63m)
at maximum points.
- **Bedroom 2**
12'6" x 9'11" (3.82m x 3.03m)
at maximum points.



- **Bedroom 3**
11'4" x 10'0" (3.45m x 3.04m)
at maximum points.
- **Bathroom**
10'7" x 4'6" (3.23m x 1.37m)
at maximum points.
- **Garden**
62' x 16' (18.90m x 4.88m)
at maximum points.

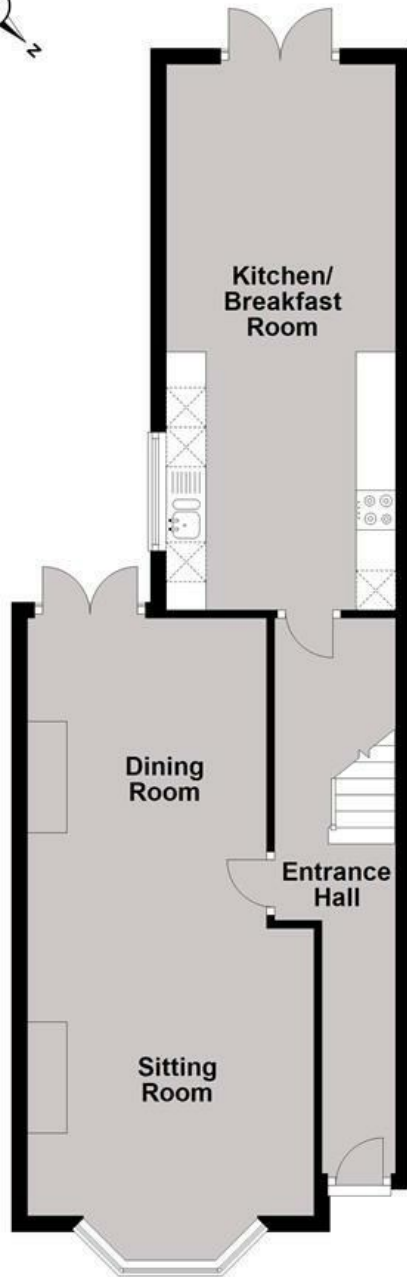
Video Tour Available

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



Ground Floor
Approx. 55.3 sq. metres (594.8 sq. feet)

First Floor
Approx. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 110.9 sq. metres (1193.8 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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Energy Efficiency Rating	Estimated Energy Cost (£/year)	Estimated Carbon Dioxide Emissions (t/year)
A	£100 - £150	2 - 3
B	£150 - £200	3 - 4
C	£200 - £250	4 - 5
D	£250 - £300	5 - 6
E	£300 - £350	6 - 7
F	£350 - £400	7 - 8
G	£400 - £450	8 - 9
H	£450 - £500	9 - 10
I	£500 - £550	10 - 11
J	£550 - £600	11 - 12
K	£600 - £650	12 - 13
L	£650 - £700	13 - 14
M	£700 - £750	14 - 15
N	£750 - £800	15 - 16
O	£800 - £850	16 - 17
P	£850 - £900	17 - 18
Q	£900 - £950	18 - 19
R	£950 - £1000	19 - 20
S	£1000 - £1050	20 - 21
T	£1050 - £1100	21 - 22
U	£1100 - £1150	22 - 23
V	£1150 - £1200	23 - 24
W	£1200 - £1250	24 - 25
X	£1250 - £1300	25 - 26
Y	£1300 - £1350	26 - 27
Z	£1350 - £1400	27 - 28
AA	£1400 - £1450	28 - 29
AB	£1450 - £1500	29 - 30
AC	£1500 - £1550	30 - 31
AD	£1550 - £1600	31 - 32
AE	£1600 - £1650	32 - 33
AF	£1650 - £1700	33 - 34
AG	£1700 - £1750	34 - 35
AH	£1750 - £1800	35 - 36
AI	£1800 - £1850	36 - 37
AJ	£1850 - £1900	37 - 38
AK	£1900 - £1950	38 - 39
AL	£1950 - £2000	39 - 40
AM	£2000 - £2050	40 - 41
AN	£2050 - £2100	41 - 42
AO	£2100 - £2150	42 - 43
AP	£2150 - £2200	43 - 44
AQ	£2200 - £2250	44 - 45
AR	£2250 - £2300	45 - 46
AS	£2300 - £2350	46 - 47
AT	£2350 - £2400	47 - 48
AU	£2400 - £2450	48 - 49
AV	£2450 - £2500	49 - 50
AW	£2500 - £2550	50 - 51
AX	£2550 - £2600	51 - 52
AY	£2600 - £2650	52 - 53
AZ	£2650 - £2700	53 - 54
BA	£2700 - £2750	54 - 55
BB	£2750 - £2800	55 - 56
BC	£2800 - £2850	56 - 57
BD	£2850 - £2900	57 - 58
BE	£2900 - £2950	58 - 59
BF	£2950 - £3000	59 - 60
BG	£3000 - £3050	60 - 61
BH	£3050 - £3100	61 - 62
BI	£3100 - £3150	62 - 63
BJ	£3150 - £3200	63 - 64
BK	£3200 - £3250	64 - 65
BL	£3250 - £3300	65 - 66
BM	£3300 - £3350	66 - 67
BN	£3350 - £3400	67 - 68
BO	£3400 - £3450	68 - 69
BP	£3450 - £3500	69 - 70
BQ	£3500 - £3550	70 - 71
BR	£3550 - £3600	71 - 72
BS	£3600 - £3650	72 - 73
BT	£3650 - £3700	73 - 74
BU	£3700 - £3750	74 - 75
BV	£3750 - £3800	75 - 76
BW	£3800 - £3850	76 - 77
BX	£3850 - £3900	77 - 78
BY	£3900 - £3950	78 - 79
BZ	£3950 - £4000	79 - 80
CA	£4000 - £4050	80 - 81
CB	£4050 - £4100	81 - 82
CC	£4100 - £4150	82 - 83
CD	£4150 - £4200	83 - 84
CE	£4200 - £4250	84 - 85
CF	£4250 - £4300	85 - 86
CG	£4300 - £4350	86 - 87
CH	£4350 - £4400	87 - 88
CI	£4400 - £4450	88 - 89
CJ	£4450 - £4500	89 - 90
CK	£4500 - £4550	90 - 91
CL	£4550 - £4600	91 - 92
CM	£4600 - £4650	92 - 93
CN	£4650 - £4700	93 - 94
CO	£4700 - £4750	94 - 95
CP	£4750 - £4800	95 - 96
CQ	£4800 - £4850	96 - 97
CR	£4850 - £4900	97 - 98
CS	£4900 - £4950	98 - 99
CT	£4950 - £5000	99 - 100
CU	£5000 - £5050	100 - 101
CV	£5050 - £5100	101 - 102
CW	£5100 - £5150	102 - 103
CX	£5150 - £5200	103 - 104
CY	£5200 - £5250	104 - 105
CZ	£5250 - £5300	105 - 106
DA	£5300 - £5350	106 - 107
DB	£5350 - £5400	107 - 108
DC	£5400 - £5450	108 - 109
DD	£5450 - £5500	109 - 110
DE	£5500 - £5550	110 - 111
DF	£5550 - £5600	111 - 112
DG	£5600 - £5650	112 - 113
DH	£5650 - £5700	113 - 114
DI	£5700 - £5750	114 - 115
DJ	£5750 - £5800	115 - 116
DK	£5800 - £5850	116 - 117
DL	£5850 - £5900	117 - 118
DM	£5900 - £5950	118 - 119
DN	£5950 - £6000	119 - 120
DO	£6000 - £6050	120 - 121
DP	£6050 - £6100	121 - 122
DQ	£6100 - £6150	122 - 123
DR	£6150 - £6200	123 - 124
DS	£6200 - £6250	124 - 125
DT	£6250 - £6300	125 - 126
DU	£6300 - £6350	126 - 127
DV	£6350 - £6400	127 - 128
DW	£6400 - £6450	128 - 129
DX	£6450 - £6500	129 - 130
DY	£6500 - £6550	130 - 131
DZ	£6550 - £6600	131 - 132
EA	£6600 - £6650	132 - 133
EB	£6650 - £6700	133 - 134
EC	£6700 - £6750	134 - 135
ED	£6750 - £6800	135 - 136
EE	£6800 - £6850	136 - 137
EF	£6850 - £6900	137 - 138
EG	£6900 - £6950	138 - 139
EH	£6950 - £7000	139 - 140
EI	£7000 - £7050	140 - 141
EJ	£7050 - £7100	141 - 142
EK	£7100 - £7150	142 - 143
EL	£7150 - £7200	143 - 144
EM	£7200 - £7250	144 - 145
EN	£7250 - £7300	145 - 146
EO	£7300 - £7350	146 - 147
EP	£7350 - £7400	147 - 148
EQ	£7400 - £7450	148 - 149
ER	£7450 - £7500	149 - 150
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ET	£7550 - £7600	151 - 152
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EV	£7650 - £7700	153 - 154
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EX	£7750 - £7800	155 - 156
EY	£7800 - £7850	156 - 157
EZ	£7850 - £7900	157 - 158
FA	£7900 - £7950	158 - 159
FB	£7950 - £8000	159 - 160
FC	£8000 - £8050	160 - 161
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FF	£8150 - £8200	163 - 164
FG	£8200 - £8250	164 - 165
FH	£8250 - £8300	165 - 166
FI	£8300 - £8350	166 - 167
FJ	£8350 - £8400	167 - 168
FK	£8400 - £8450	168 - 169
FL	£8450 - £8500	169 - 170
FM	£8500 - £8550	170 - 171
FN	£8550 - £8600	171 - 172
FO	£8600 - £8650	172 - 173
FP	£8650 - £8700	173 - 174
FQ	£8700 - £8750	174 - 175
FR	£8750 - £8800	175 - 176
FS	£8800 - £8850	176 - 177
FT	£8850 - £8900	177 - 178
FU	£8900 - £8950	178 - 179
FV	£8950 - £9000	179 - 180
FW	£9000 - £9050	180 - 181
FX	£9050 - £9100	181 - 182
FY	£9100 - £9150	182 - 183
FZ	£9150 - £9200	183 - 184
GA	£9200 - £9250	184 - 185
GB	£9250 - £9300	185 - 186
GC	£9300 - £9350	186 - 187
GD	£9350 - £9400	187 - 188
GE	£9400 - £9450	188 - 189
GF	£9450 - £9500	189 - 190
GG	£9500 - £9550	190 - 191
GH	£9550 - £9600	191 - 192
GI	£9600 - £9650	192 - 193
GJ	£9650 - £9700	193 - 194
GK	£9700 - £9750	194 - 195
GL	£9750 - £9800	195 - 196
GM	£9800 - £9850	196 - 197
GN	£9850 - £9900	197 - 198
GO	£9900 - £9950	198 - 199
GP	£9950 - £10000	199 - 200