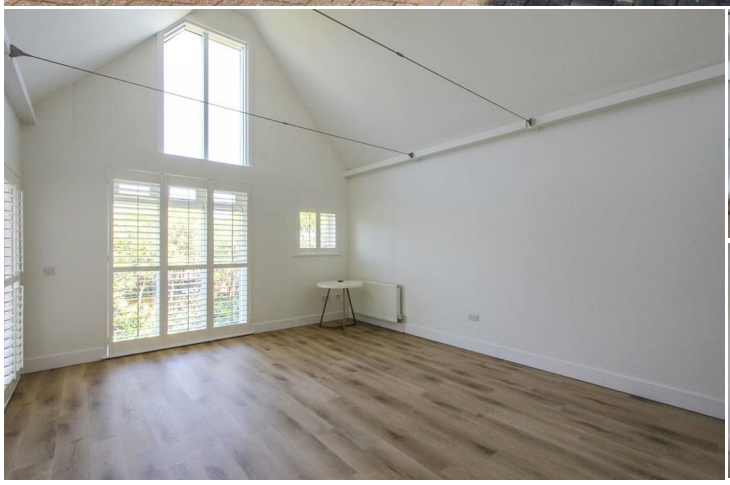
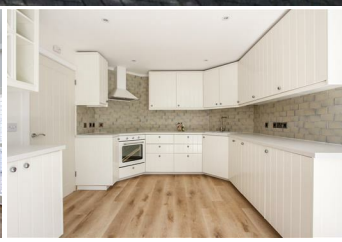
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS





Whitstable

£499,950 Freehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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Whitstable

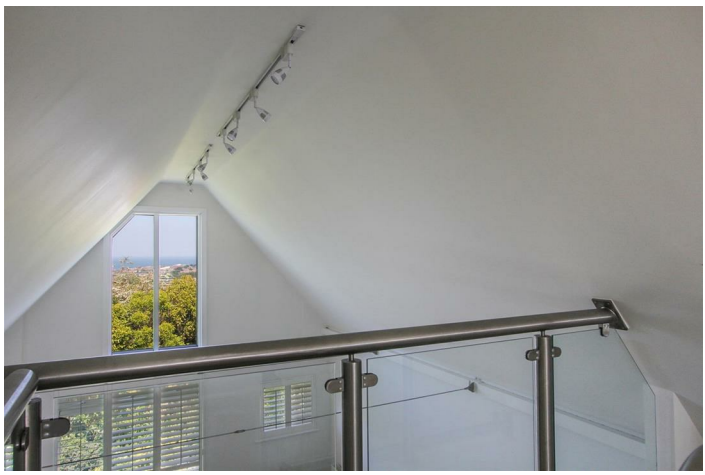
70 Martindown Road, Whitstable, Kent, CT5 4PR

VIDEO TOUR AVAILABLE

Forming part of a prestigious development at the end of a private no-through road, this contemporary family home is conveniently positioned for access to the town centre and seafront, highly regarded schools, bus routes and Whitstable station (1.2 miles distant). Some views across the town and towards the sea can be enjoyed from the upper floors.

The bright and spacious accommodation has recently undergone a programme of improvement and is arranged over three floors to provide an entrance hall, living room with vaulted ceiling and cathedral windows which flood the space with sunlight, a mezzanine study / reception room, a newly fitted kitchen/breakfast room, three double bedrooms (two with walk-in wardrobes), two bathrooms (one en-suite), and a cloakroom.

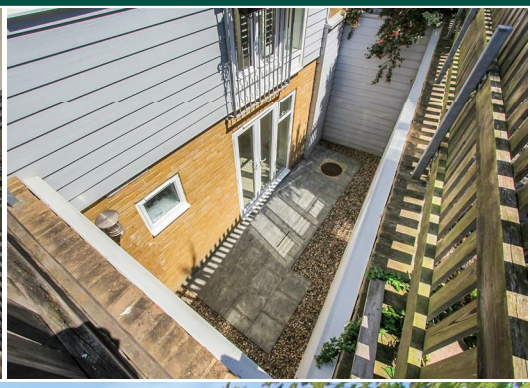
The private rear garden extends to 38ft (11m). A large garage and driveway provide off road parking for a number of vehicles. No onward chain.



Location
Martindown Road is a much sought after location on the outskirts of this popular seaside town, enjoying an elevated position and within easy access of Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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**
- **Living Room**
  16'8" x 13'0" (5.09m x 3.96m)
- **Balcony**
  8'6" x 5'1" (2.59m x 1.55m)
- **Kitchen/Breakfast Room**
  13'2" x 9'1" (4.02m x 2.76m)
  at maximum points.
- **Study/Reception Room**
  18'5" x 12'0" (5.62m x 3.65m)
  at maximum points.
- **Bedroom 1**
  16'11" x 9'8" (5.16m x 2.94m)
- **En-Suite Shower Room**



- **Walk in Wardrobe**

- **Bedroom 2**
10'11" x 9'10" (3.33m x 2.99m)

- **Walk in Wardrobe**

- **Bedroom 3**
15'3" x 9'3" (4.64m x 2.81m)

- **Bathroom**

- **Utility Cupboard**

- **Cloakroom**

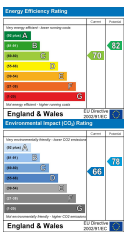
- **Rear Garden**
37'5" x 36'5" (11.43 x 11.12)
at maximum points.

- **Garage**
22'10" x 8'6" (6.96m x 2.59m)
at maximum points.

- **Video Tour**
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.

Council Tax Band E. The amount payable under tax band E for the year 2020/2021 is £2,261.07

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



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