



CHRISTOPHER HODGSON

Whitstable

13 Cromwell Road, Whitstable, Kent, CT5 1NW

Freehold

A substantial Victorian family house occupying a highly desirable position within Whitstable's conservation area, moments from the bustling High Street, seafront and mainline railway station.

This impressive home provides approximately 1,853 sq ft (172 sq m) of beautifully presented accommodation arranged over three floors and retains a wealth of original period features including fireplaces and joinery.

The property has recently been the subject of a comprehensive programme of refurbishment and improvement, whilst still offering considerable scope for further extension and remodelling, subject to all necessary consents and approvals being obtained.

The accommodation comprises a covered entrance porch, entrance hall, sitting room with bay window and open fireplace, dining room with doors opening to the garden, a generous kitchen/breakfast room and a study/fifth bedroom. To the upper floors are four double bedrooms, including a principal bedroom with balcony, a luxurious family bathroom and a second floor shower room.

The private walled rear garden is a particularly attractive feature of the property, extending to approximately 86ft (26m) and enjoying a westerly aspect.

LOCATION Cromwell Road is one of Whitstable's most desirable roads, situated within the town's conservation area and conveniently positioned moments from the High Street, seafront, working harbour and mainline railway station. Whitstable is a fashionable town by the sea renowned for its independent shops, highly regarded restaurants, watersports facilities and distinctive coastal character. The station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing links to the A2/M2 and subsequent motorway network.	• Sitting Room 12'0" x 13'5" (3.65m x 4.09m)		• Shower Room
	• Dining Room 12'3" x 11'7" (3.73m x 3.53m)		OUTSIDE
	• Kitchen/ Breakfast Room 24'4" x 9'6" (7.41m x 2.90m)		• Garden 86' x 17' (26.21m x 5.18m)
ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are:	FIRST FLOOR		
	• Bedroom 1 12'1" x 17'7" (3.68m x 5.35m)		
	• Bedroom 2 12'1" x 11'7" (3.68m x 3.54m)		
GROUND FLOOR	• Bedroom 5 8'6" x 6'2" (2.60m x 1.89m)		
	• Bathroom 11'6" x 9'5" (3.50m x 2.88m)		
	SECOND FLOOR		
• Entrance Hall	• Bedroom 3 12'1" x 17'7" (3.68m x 5.35m)		
	• Balcony 2'7" x 5'11" (0.79m x 1.80m)		
	• Bedroom 4 7'9" x 11'9" (2.36m x 3.57m)		









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

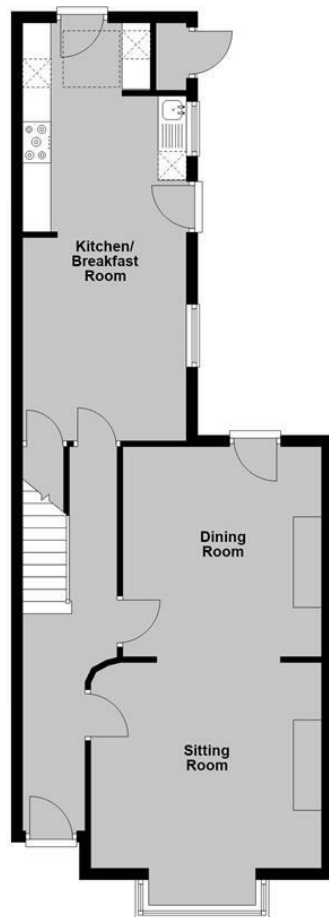
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



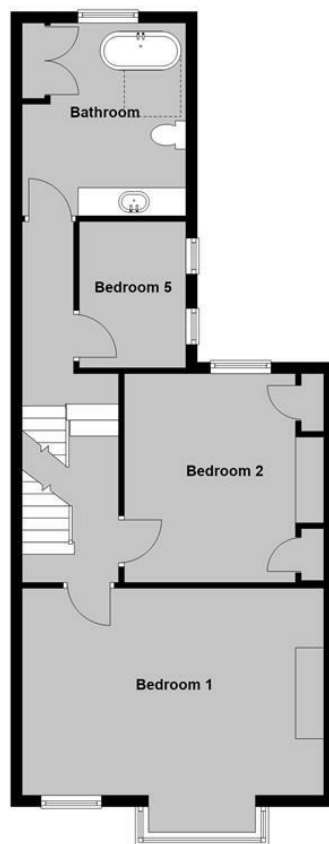
Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



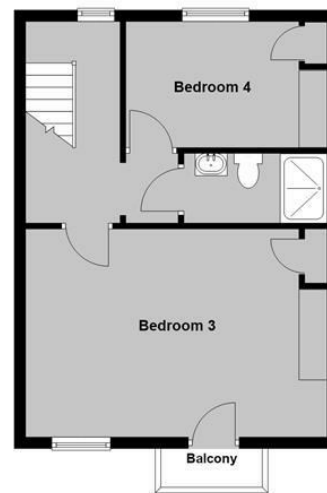
First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



Second Floor

Approx. 39.8 sq. metres (428.4 sq. feet)
(excluding Balcony)



Total area: approx. 159.8 sq. metres (1720.4 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe