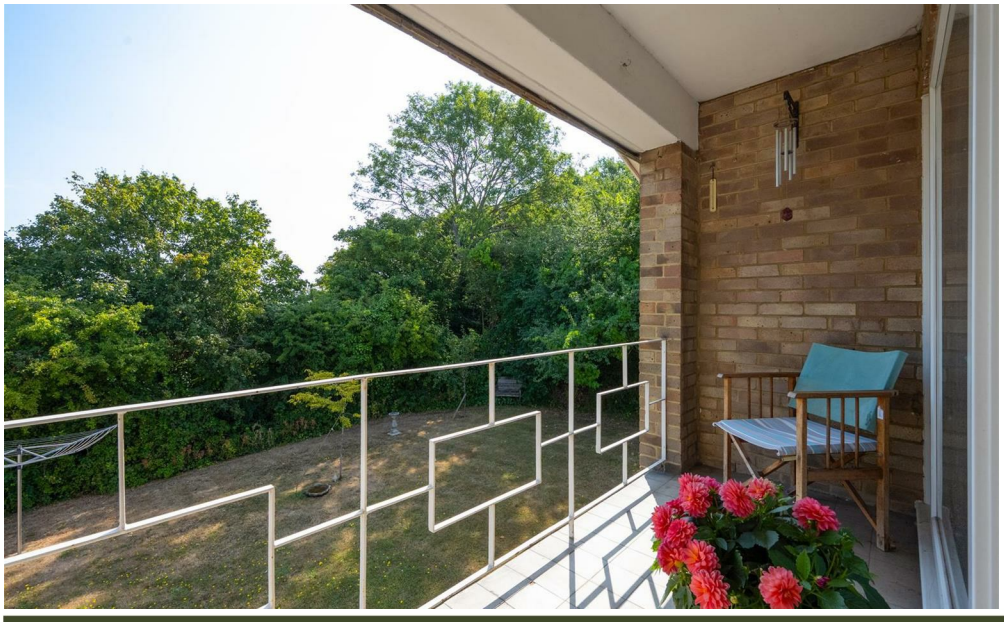
CHRISTOPHER HODGSON









Whitstable

£250,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

6 Cypress Close, Whitstable, Kent, CT5 4EB

A bright and spacious purpose built first floor apartment in a highly desirable location, conveniently positioned within close proximity of the beach and within comfortable walking distance of Whitstable's vibrant town centre, highly regarded schools and mainline railway station (1.4 miles).

The accommodation would now benefit from a degree of modernisation and is arranged to provide an entrance hall, a generous living room opening to a balcony overlooking the communal gardens, a kitchen, two double bedrooms and a shower room. The apartment benefits from a pleasant outlook and offers buyers an excellent opportunity to update and personalise a well-proportioned home in a sought-after location.

Externally, the property enjoys the use of attractive communal gardens and also benefits from a garage, providing valuable parking and storage. The property is being sold with the remainder of a 145 year lease and is offered for sale with no onward chain.







LOCATION
Cypress Close is situated in a desirable residential location in a much sought after area of Whitstable within close proximity of the seafront. Bus services are available from nearby Valkyrie Avenue, whilst Joy Lane offers a post office approximately 0.5 miles distant. Nearby Faversham Road also provides a doctor's surgery, pharmacy and local shops. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen'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 and the surrounding area, whilst high-speed services connect with London St Pancras. The A299 is also easily accessible, providing access to the A2/M2 and the wider motorway network.

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

FIRST FLOOR

• Entrance Hall

• Living Room 15'5" x 13'11" (4.70m x 4.25m)

• Balcony 11'11" x 3'7" (3.64m x 1.10m)

• Kitchen 11'11" x 9'1" (3.64m x 2.76m)

• Bedroom 1 11'7" x 11'6" (3.53m x 3.50m)

• Bedroom 2 12'0" x 9'2" (3.66m x 2.79m)

• Shower Room

OUTSIDE

• Garage 13'10" x 18'10" (4.22m x 5.75)

LEASE
The property benefits from the remainder of a 99 year lease from December 2015 (subject to confirmation from the vendors solicitor).

GROUND RENT
£201.60 per annum (subject to confirmation from the vendors solicitor).

SERVICE CHARGE
Nil (subject to confirmation from the vendors solicitor).

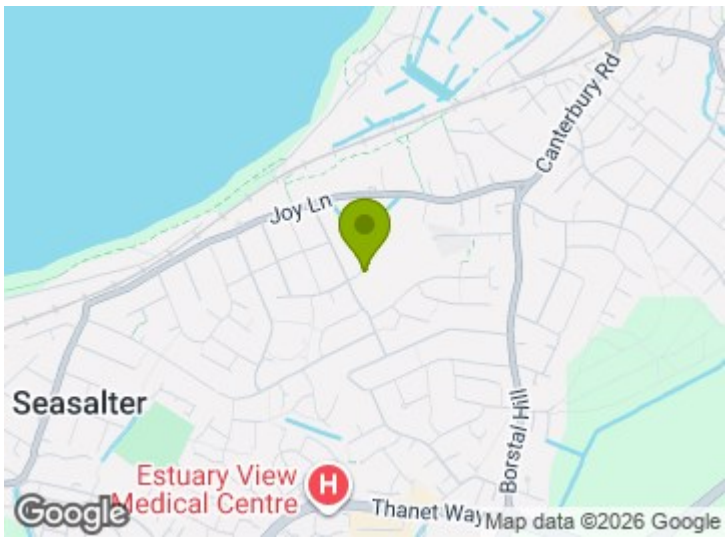
BUILDINGS INSURANCE
We have been advised that the buildings insurance contribution is £292.86 per annum (subject to confirmation from the vendors solicitor).





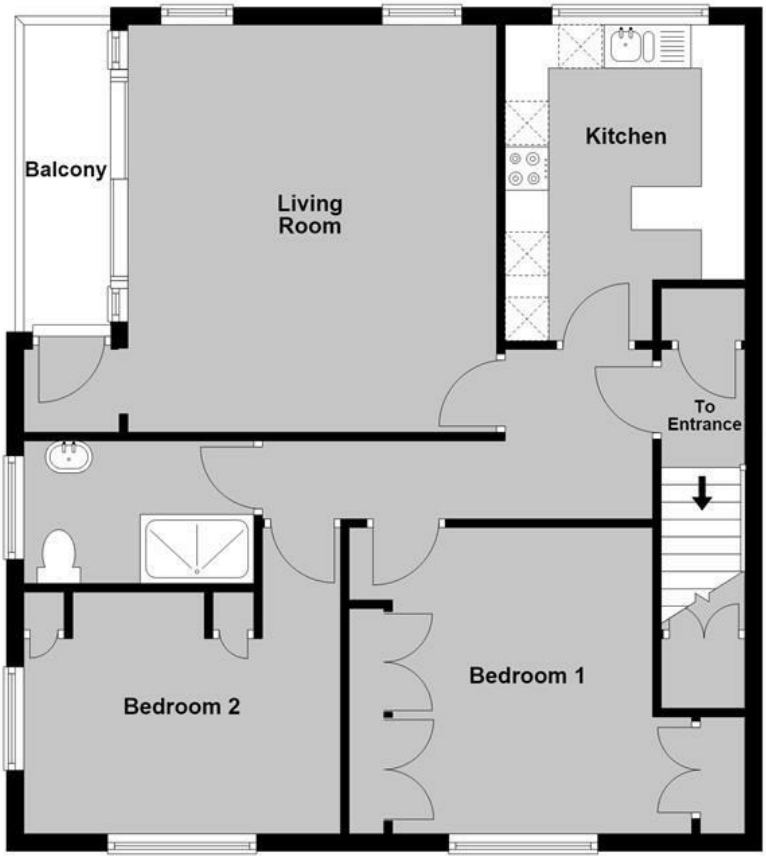




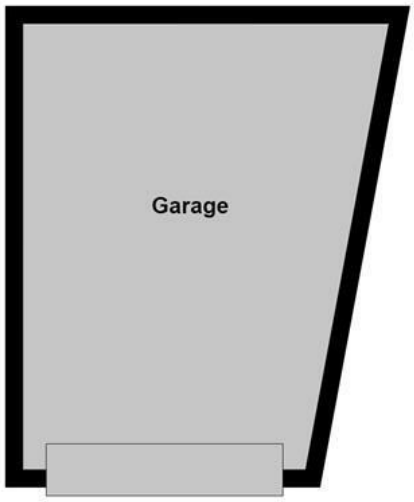

Joy Ln
Canterbury Rd
Seasalter
Borstal Hill
Estuary View
Medical Centre
Thanet Way
Google
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First Floor

Main area: approx. 73.2 sq. metres (787.5 sq. feet)
Plus garages, approx. 19.3 sq. metres (207.4 sq. feet)
(excluding Balcony)



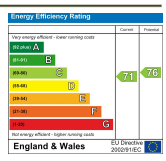




Main area: Approx. 73.2 sq. metres (787.5 sq. feet)
Plus garages, approx. 19.3 sq. metres (207.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 Reasonableendeavours 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 state 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.



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