

CHRISTOPHER HODGSON



**Whitstable**

Offers In Excess Of **£325,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *85 Old Bridge Road, Whitstable, Kent, CT5 1RB*

A spacious semi-detached family home in a desirable location moments from Whitstable station and a short stroll to the bustling town centre with it's variety of boutique shops and highly regarded restaurants. Whitstable's popular beach and famous working harbour are just over half a mile distant.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, spacious reception room opening to a dining, modern kitchen and utility room. The first floor comprises three bedrooms, and bathroom.

The low maintenance rear garden extends to 38ft (11.87m).

No Onward Chain.



### LOCATION

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Reception Room 17'11" x 11'4" (5.46m x 3.45m)
- Kitchen / Dining Room 14'8" x 9'11" (4.47m x 3.02m)
- Utility Room 14'10" x 5" (4.52m x 1.52m)

- Conservatory 13'4" x 9'5" (4.06m x 2.87m)

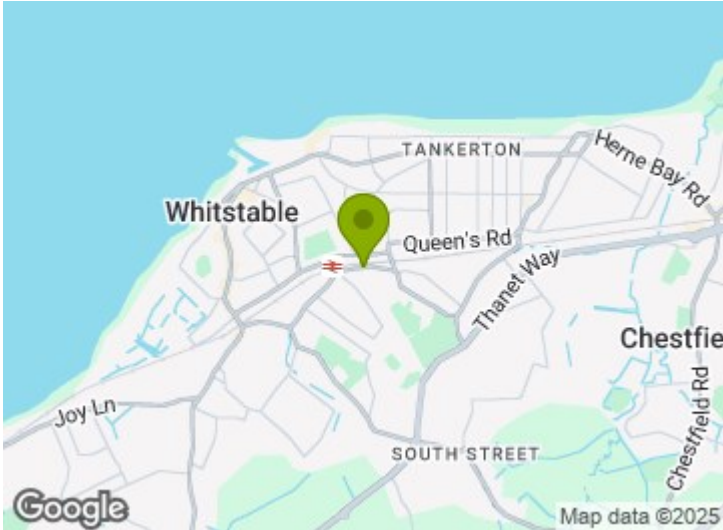
#### FIRST FLOOR

- Bedroom 1 12'10" x 9'1" (3.91m x 2.77m)
- Bedroom 2 13'4" x 7'11" (4.06m x 2.41m)
- Bedroom 3 12'10" x 9'1" (3.91m x 2.77m)
- Bathroom

#### OUTSIDE

- Garden 38'11" x 14'11" (11.86m x 4.55m)

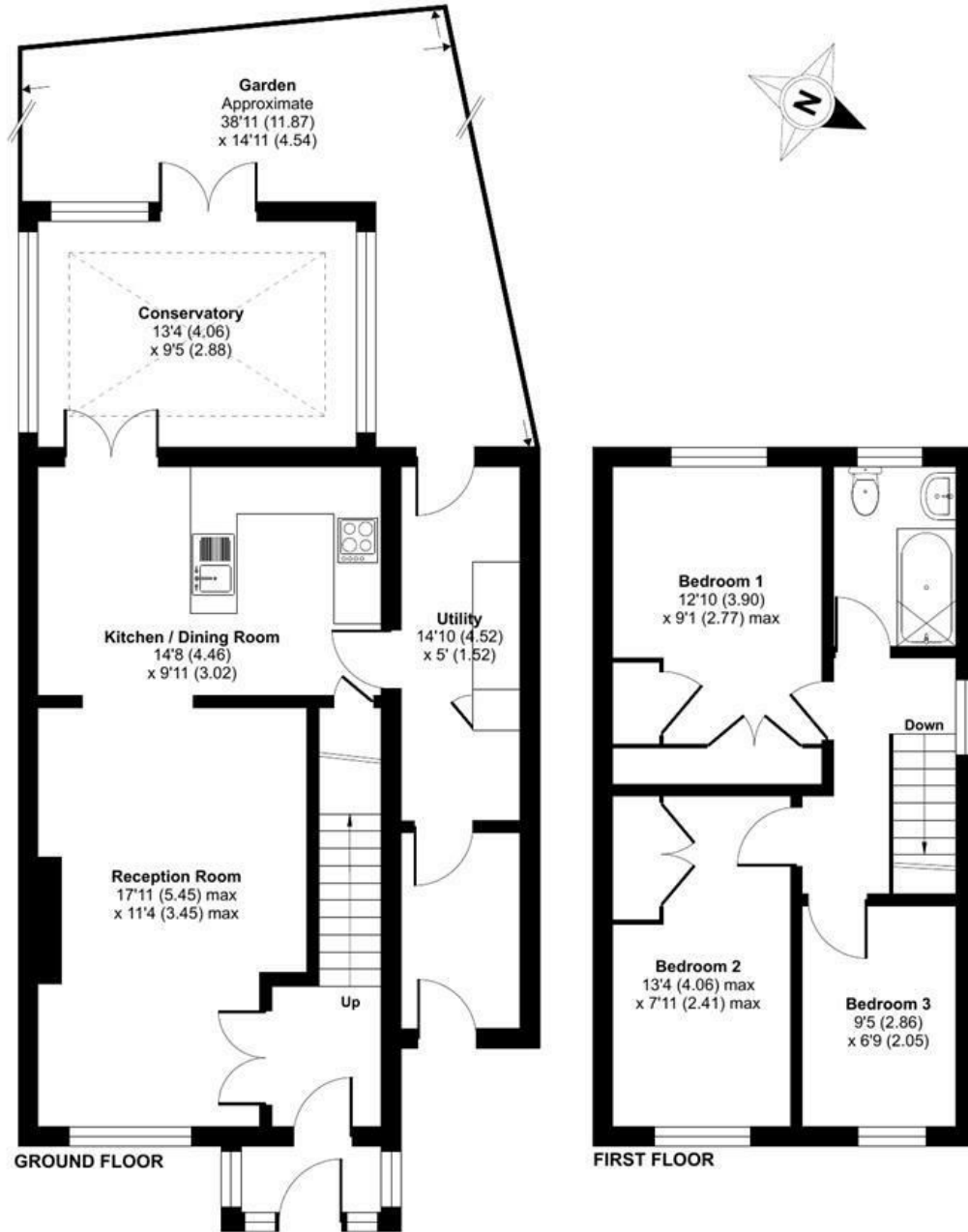




# Old Bridge Road, Whitstable, CT5

Approximate Area = 1088 sq ft / 101 sq m

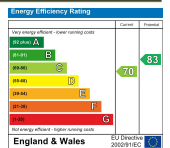
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Flyp Homes Limited. REF: 1329499

## Council Tax Band C. The amount payable under tax band B for the year 2025/2026 is £2,047.33.

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