

CHRISTOPHER HODGSON



**Whitstable**

**£519,950**

**Freehold**

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

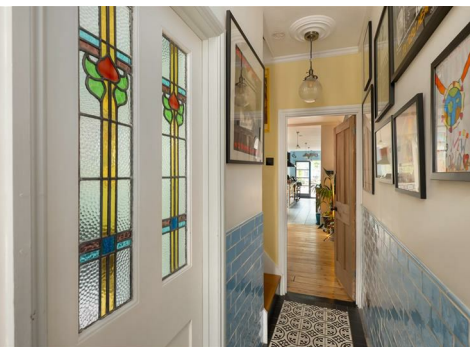
## *36 Canterbury Road, Whitstable, Kent, CT5 4EZ*

A beautifully presented and significantly extended period townhouse in a highly desirable and convenient location, within close proximity of Whitstable's bustling High Street (0.5 miles) railway station (0.7 miles), seafront (0.7 miles) as well as bus routes, highly regarded schools, supermarkets and Estuary View medical centre.

The spacious family home retains much period detail and is arranged on the ground floor provide an entrance hall, living room, sitting room open-plan to a dining area and kitchen with stylish full width french doors opening to the garden, and a cloakroom.

The first floor comprises two double bedrooms and two smartly fitted bathrooms, including an en-suite shower room to one of the bedrooms. To the second floor there are two further double bedrooms.

The garden has been thoughtfully landscaped and extends to 52ft (16m) and incorporating an area of raised decking beneath a timber pergola and a patio. There is a superb garden studio that would suit a variety of uses, including a space to work from home.



### LOCATION

Canterbury Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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
- Sitting Room 13'0" x 11'6" (3.96m x 3.51m )
- Dining Area 13'0" x 9'5" (3.96m x 2.87m )
- Kitchen 14'5" x 7'6" (4.40m x 2.29m)

- Living Room 11'8" x 10'2" (3.56m x 3.11m)

- Cloakroom

#### FIRST FLOOR

- Bedroom 1 11'4" x 13'3" (3.45m x 4.03m)
- Bedroom 4 9'9" x 10'2" (2.98m x 3.10m)

#### En-Suite Shower Room

- Bathroom

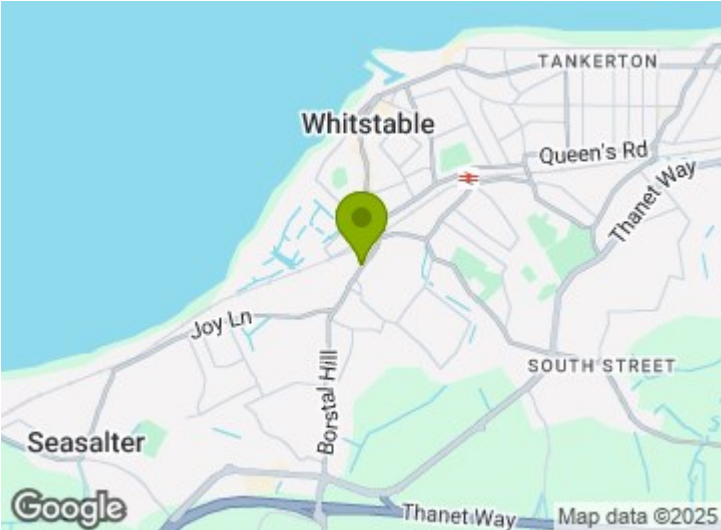
#### FIRST FLOOR

- Bedroom 2 11'10" x 13'0" (3.60m x 3.97m)
- Bedroom 3 12'4" x 13'1" (3.76m x 3.99m)

#### OUTSIDE

- Garden 52'9" x 15' (16.08m x 4.57m)
- Garden Studio 12'9" x 8'8" (3.89m x 2.64m)







### Ground Floor

Main area: approx. 57.6 sq. metres (620.4 sq. feet)  
Plus outbuildings: approx. 10.3 sq. metres (111.2 sq. feet)

### First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)

### Second Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



Main area: Approx. 139.0 sq. metres (1496.2 sq. feet)

Plus outbuildings: approx. 10.3 sq. metres (111.2 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (newest properties)	A+		
Energy Efficient	A		
Decent	B		
Below Average	C		
Below Average	D		
Below Average	E		
Below Average	F		
Below Average	G		
Minimum Effort (oldest housing stock)			
England & Wales		Current	Target

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

