

CHRISTOPHER HODGSON



Whitstable

£295,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

20 The Halt, Whitstable, Kent, CT5 3EQ

A spacious semi-detached house ideally situated in a desirable location within close proximity of Tesco supermarket, a short walk to Whitstable station (0.8 miles), and easily accessible to the bustling town centre and seafront.

The generously proportioned accommodation would now benefit from a degree of updating and improvement and is arranged on the ground floor to provide an entrance

porch, a spacious sitting room, a kitchen, dining room, and a conservatory. To the first floor there are three bedrooms and a shower room.

The landscaped rear garden enjoys a South Easterly aspect and extends to 21ft (5m). A driveway provides an area of off street parking and access to a car port and a detached garage. No onward chain.



LOCATION

The Halt is a desirable location conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broadleaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

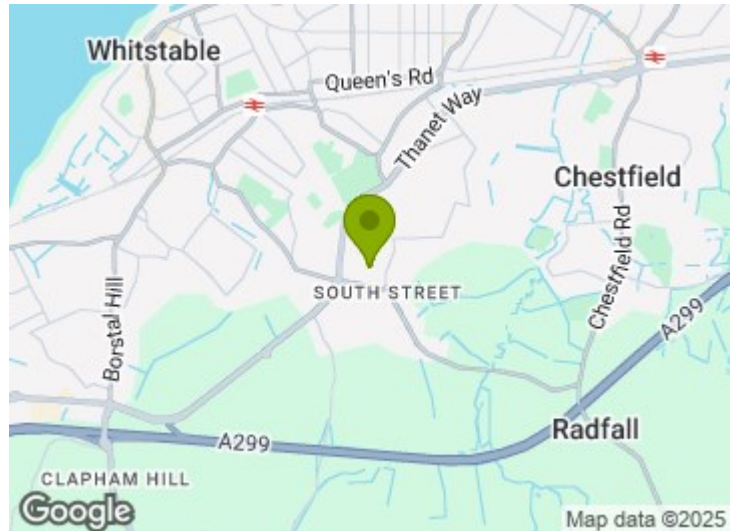
- Entrance Porch
- Sitting Room 14'7" x 13'7" (4.45m x 4.14m)
- Kitchen 9'10" x 6'5" (3.00m x 1.96m)
- Dining Room 9'6" x 7'10" (2.90m x 2.40m)
- Conservatory 10'10" x 6'1" (3.30m x 1.85m)

FIRST FLOOR

- Bedroom 1 14'8" x 8'6" (4.46m x 2.58m)
- Bedroom 2 9'4" x 8'4" (2.85m x 2.54m)
- Bedroom 3 10'1" x 5'11" (3.07m x 1.81m)
- Shower Room

OUTSIDE

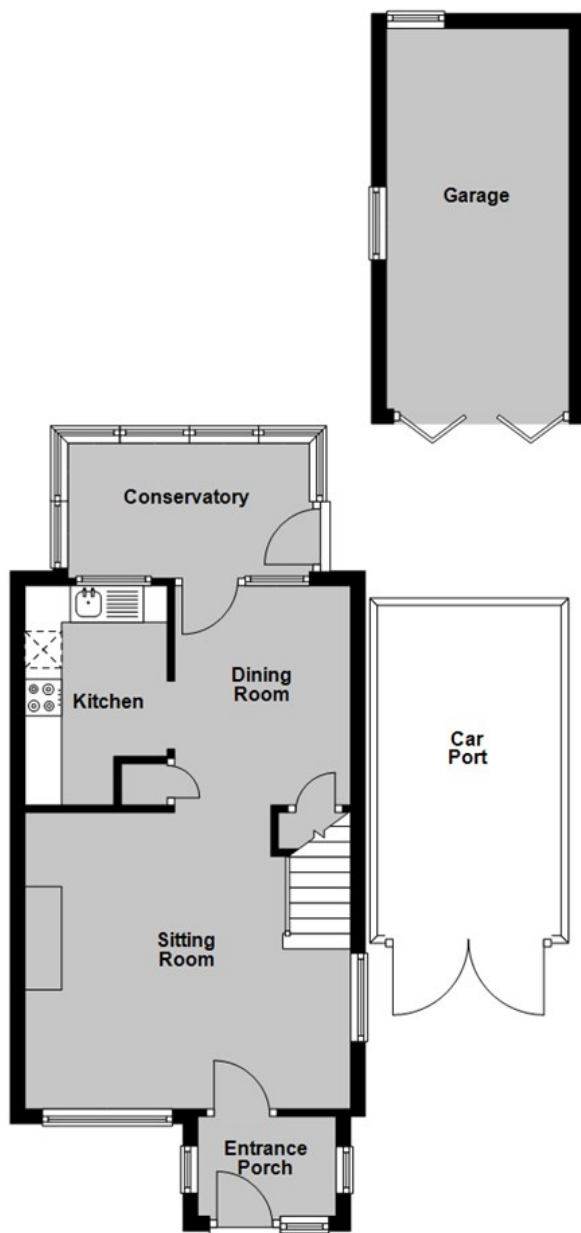
- Garden 21'4" x 14'8" (6.50m x 4.47m)
- Car Port 14'10" x 8'3" (4.52m x 2.51m)
- Garage 17'1" x 8'2" (5.21m x 2.49m)





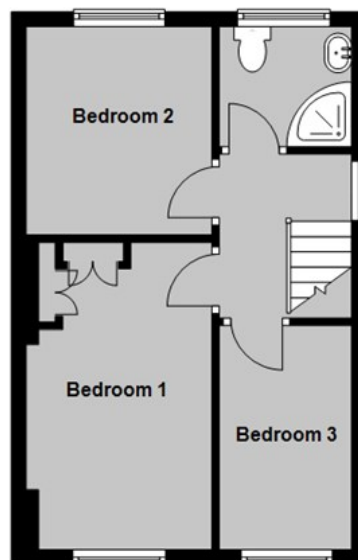
Ground Floor

Main area: approx. 40.2 sq. metres (432.7 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



First Floor

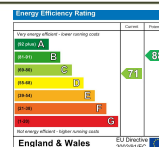
Approx. 32.0 sq. metres (344.0 sq. feet)



Main area: Approx. 72.2 sq. metres (776.7 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

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