

CHRISTOPHER HODGSON



**Whitstable**

**£499,950** Freehold

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& CITY LIVING

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# Whitstable

## *62 Argyle Road, Whitstable, Kent, CT5 1JR*

An attractive Victorian terraced house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is half a mile distant.

The accommodation would now benefit from a degree of updating and improvement, and is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room opening to a dining room with an open fireplace, a smartly fitted kitchen, and a cloakroom.

The first floor comprises three bedrooms, a well-appointed bathroom, and a cloakroom.

The South Easterly aspect garden extends to 135ft (41m) and is predominantly laid to lawn, and incorporates a patio area and a garden studio which would suit a variety of uses. To the rear of the property, there is a driveway accessed via Regent Street, which provides an area of off-street parking.



### LOCATION

Argyle Road is conveniently situated within the popular Conservation area being accessible to local schools, the harbour and seafront and the town centre where a choice of individual shops, leisure amenities and restaurants can be found. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to 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 leading to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 10'11" x 10'10" (3.33m x 3.30m)
- Dining Room 11'9" x 11'2" (3.58m x 3.40m )
- Kitchen 8'2" x 7'9" (2.50m x 2.35m)

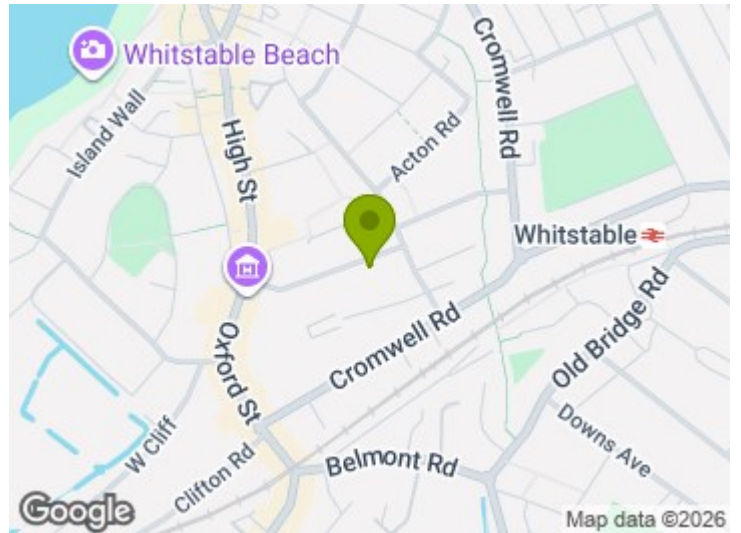
- Cloakroom

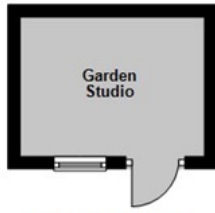
#### FIRST FLOOR

- Bedroom 1 11'4" x 11'1" (4.47m x 3.38m )
- Bedroom 2 11'5" x 9'9" (3.47m x 2.98m)
- Bedroom 3 8'7" x 7'9" (2.62m x 2.35m)
- Bathroom
- Cloakroom

#### OUTSIDE

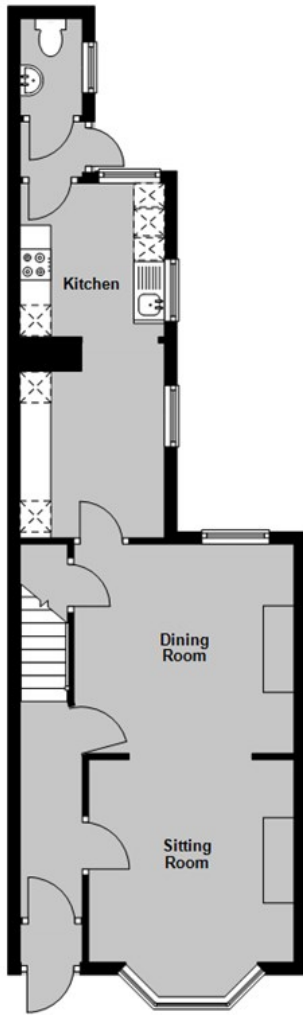
- Garden 135' x 16' (41.15m x 4.88m)
- Garden Studio 9'10" x 7'5" (3.00m x 2.26m)





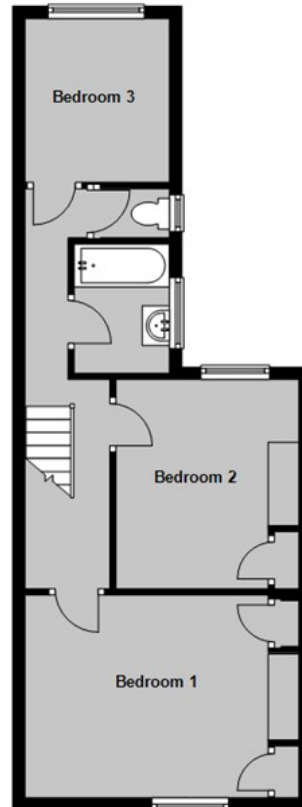
**Ground Floor**

Main area: approx. 47.1 sq. metres (507.2 sq. feet)  
Plus outbuildings approx. 6.8 sq. metres (73.3 sq. feet)



**First Floor**

Approx. 44.6 sq. metres (480.0 sq. feet)



Main area: Approx. 91.7 sq. metres (987.2 sq. feet)

Plus outbuildings, approx. 6.8 sq. metres (73.3 sq. feet)

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

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| Energy Efficiency Rating                           |   | Current | Target             |
|--|---|---------|--------------------|
| 100 Energy efficient (Lowest rating possible)      | A |         |                    |
| 75-99  | B |         |                    |
| 50-74  | C |         |                    |
| 25-49  | D |         |                    |
| 10-24  | E |         |                    |
| 1-9  | F |         |                    |
| 0  | G |         |                    |
| Minimum Energy Efficient (Highest rating possible) |   |         |                    |
| England & Wales                                    |   | EPC     | December 2020/2021 |

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