

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

Guide Price £500,000 Freehold

...for Coastal, Country & City living.



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Whitstable

25 Clifton Road, Whitstable, Kent, CT5 1DQ

VIDEO TOUR AVAILABLE

An attractive Victorian house, conveniently situated in a much sought after central location within the conservation area, moments from the High Street, within close proximity to the station (0.6 of a mile distant), and a pleasant stroll across the golf course to Whitstable's pebble beach.

The property retains much period detail including fireplaces, joinery and wrought iron railings which enclose the front garden. The spacious accommodation is arranged over three floors to comprise an entrance hall, sitting room, dining room, kitchen and a ground floor cloakroom. To the first floor there are two double bedrooms, a study area and a large bathroom. An attic room to the second floor provides a further double bedroom. The property would now benefit from a programme of improvement throughout, and offers considerable scope for further extension (subject to all necessary consents and approvals being obtained), which once complete would result in a superb family home.

The rear garden extends to 57ft (17m) and benefits from pedestrian access to the rear. No onward chain.



Location

Clifton Road is amongst Whitstable's most desirable locations, within the sought after conservation area and enjoying a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 are:

• Entrance Hall

• Sitting Room

13'5" x 12'11" (4.09m x 3.96m)
at maximum points.

• Dining Room

12'1" x 11'2" (3.68m x 3.40m)
at maximum points.

• Kitchen

13'4" x 8'11" (4.06m x 2.71m)
at maximum points.

• Study

13'5" x 8'11" (4.09m x 2.71m)
at maximum points.

• Bedroom I

16'6" x 12'0" (5.03m x 3.66m)
at maximum points.



- **Bedroom 2**
12'3" x 11'3" (3.74m x 3.42m)
at maximum points.
- **Bedroom 3**
19'2" x 16'6" (5.83m x 5.03m)
at maximum points.
- **Bathroom**
10'4" x 8'11" (3.15m x 2.72m)
at maximum points.

- **Cloakroom**
8'11" x 7'7" (2.72m x 2.31m)
at maximum points.
- **Rear Garden**
57' x 17' (17.37m x 5.18m)
at maximum points.

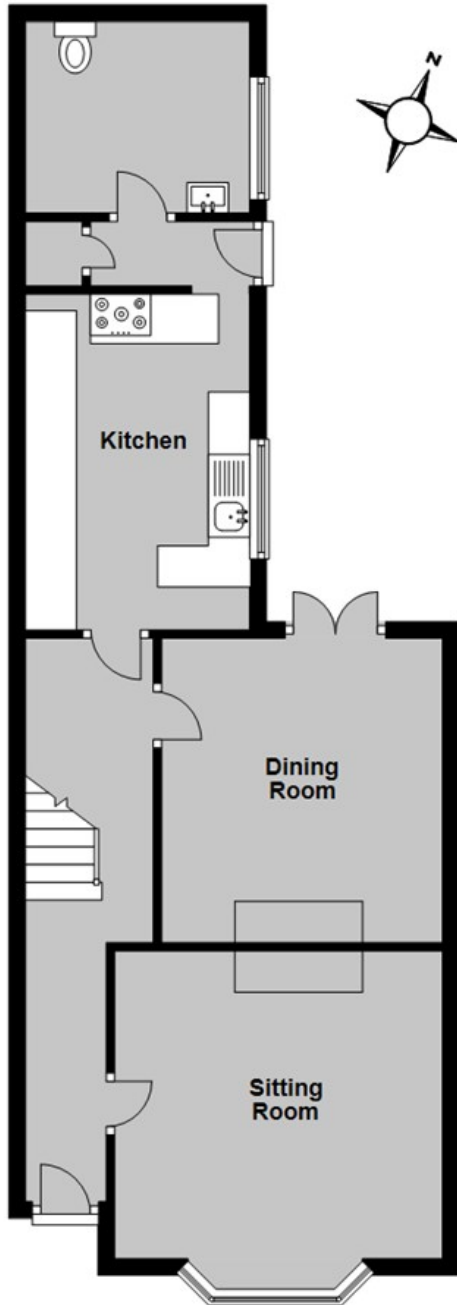
Video Tour Available

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



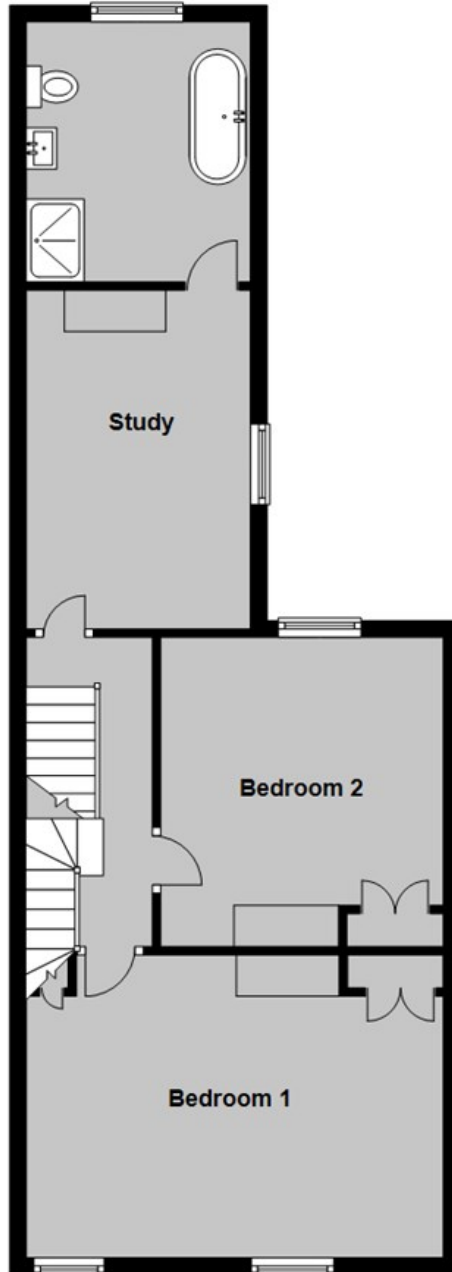
Ground Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



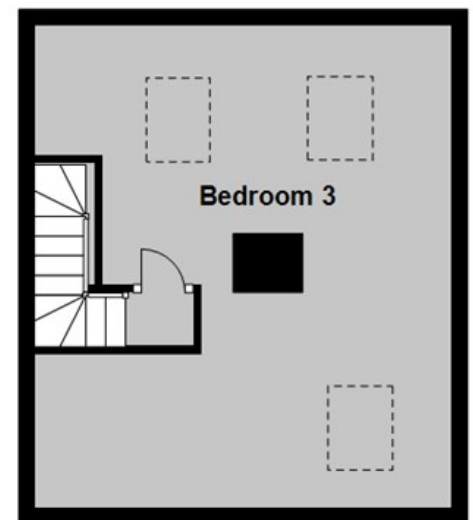
First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Second Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 144.8 sq. metres (1558.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2020/2021 is £1,233.31.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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