CHRISTOPHER HODGSON









Whitstable

£485,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

22 Argyle Road, Whitstable, Kent, CT5 1JS

An attractive and large Victorian terraced house situated in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular cafés, bars and restaurants, the seafront, working harbour, and Whitstable railway station, which is approximately half a mile away.

The beautifully presented accommodation comprises a sitting room featuring an open fireplace and angled bay window, a dining room opening to a contemporary kitchen with a large lantern roof light, a utility room, and a cloakroom. The property also benefits from hard-wired Cat 6 ethernet connections throughout, providing reliable high-speed connectivity in every room.

To the first floor, there is a double bedroom with fitted wardrobes and a luxurious bathroom incorporating a freestanding bath and separate steam shower enclosure. Two further double bedrooms occupy the second floor.

Outside, the south-facing rear garden extends to approximately 15ft (4.7m). Designed for ease of maintenance, it is predominantly paved and enjoys a high degree of privacy, being screened from neighbouring properties and not overlooked. The garden also benefits from pedestrian rear access via an alleyway leading to Argyle Road. No onward chain.







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

- Sitting Room 13'7" x 10'6" (4.15m x 3.22m)
- Dining Room 13'7" x 10'5" (4.15m x 3.20m)
- Kitchen 20'8" x 8'6" (6.31m x 2.61m)
- Utility 18'8" x 4'1" (5.7m x 1.27m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 13'6" x 10'7" (4.12m x 3.24m)
- Bathroom 13'3" x 8'5" (4.06m x 2.58m)

SECOND FLOOR

- Bedroom 2 12'11" x 10'9" (3.94m x 3.30m)
- Bedroom 3 13'6" x 10'9" (4.13m x 3.30m)

OUTSIDE

- Garden 15'6" x 14'6" (4.72m x 4.42m)





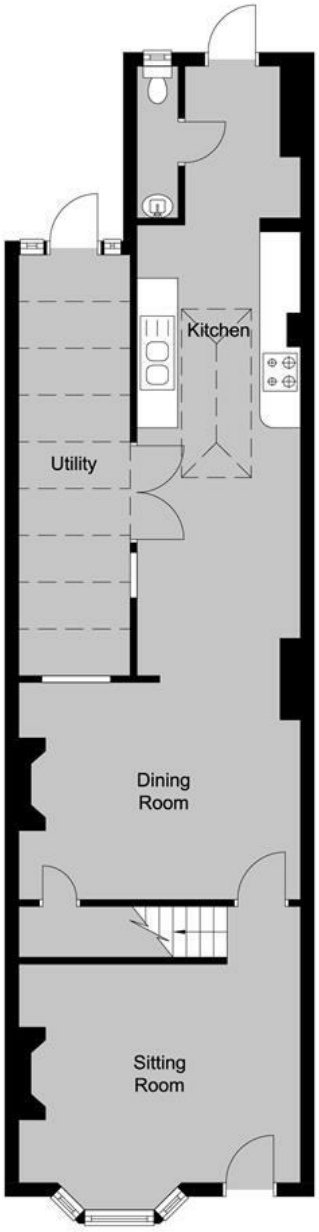





Tankerton Rd
Whitstable
Cromwell Rd
High St
Canterbury Rd
Google
Map data ©2026

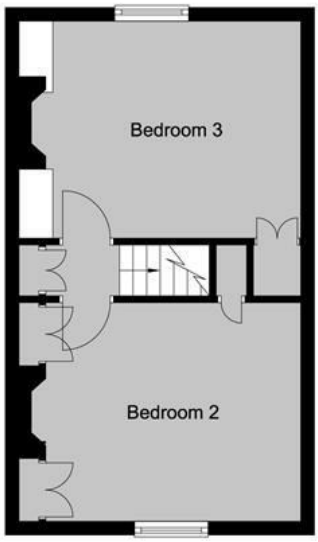
Ground Floor

Main area: approx. 64.1 sq. metres (690.0 sq. feet)



Second Floor

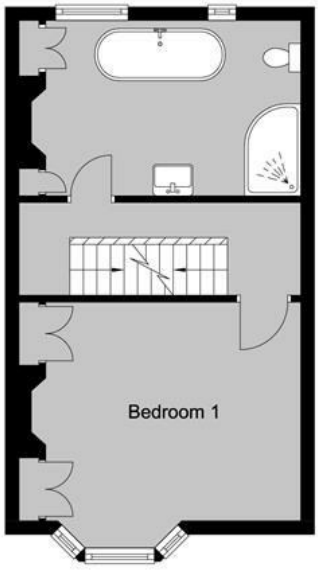
Main area: approx. 30.6 sq. metres (329.4 sq. feet)





First Floor

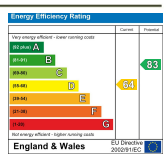
Main area: approx. 31.2 sq. metres (335.8 sq. feet)



Main area: Approx. 125.9 sq. metres (1355.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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