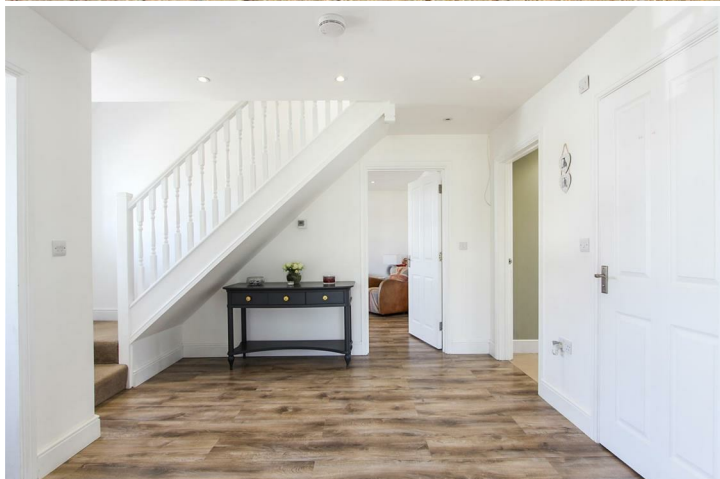


# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£539,950 Freehold

...for Coastal, Country & City living.



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# Whitstable

## Postbox Cottage Ridgeway, Whitstable, Kent, CT5 3HR

\*VIDEO TOUR AVAILABLE\*

A modern detached house situated in a desirable location, conveniently positioned for access to Whitstable town centre, Tankerton slopes and seafront, supermarkets, bus routes and Whitstable mainline station (1.1 miles distant).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room with bi folding doors opening to the garden, family room/bedroom 4, a superb kitchen/breakfast room, utility room and a cloakroom.

The first floor comprises three double bedrooms and a contemporary bathroom. In addition there is a first floor room which has been plumbed in preparation to be fitted out as a shower room.

The South facing rear garden surrounds the house on three sides and includes a large patio area. A driveway to the front of the property provides off road parking for a number of vehicles.



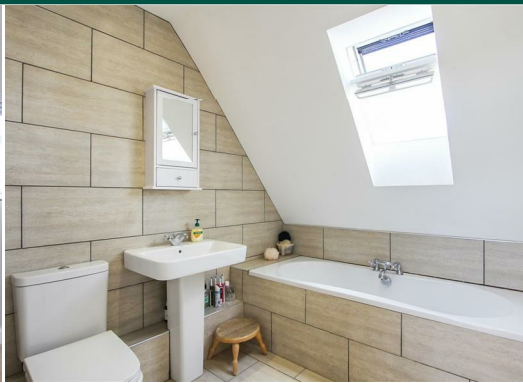
### Location

Ridgeway is a sought after residential location and is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 mins) with high speed links to London St Pancras (approximately 73 mins). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable town centre is approximately 1.6 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

### Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**  
13'11" x 10'3" (4.24m x 3.12m)  
at maximum points.
- **Sitting Room**  
18'4" x 15'4" (5.58m x 4.67m)
- **Family Room/Bedroom 4**  
12'11" x 12'5" (3.93m x 3.78m)
- **Kitchen/Breakfast Room**  
18'3" x 17'5" (5.56m x 5.31m)
- **Utility Room**  
12'5" x 5'3" (3.78m x 1.60m)  
at maximum points.
- **Landing**
- **Bedroom 1**  
15'8" x 13'5" (4.78m x 4.09m)  
at maximum points.



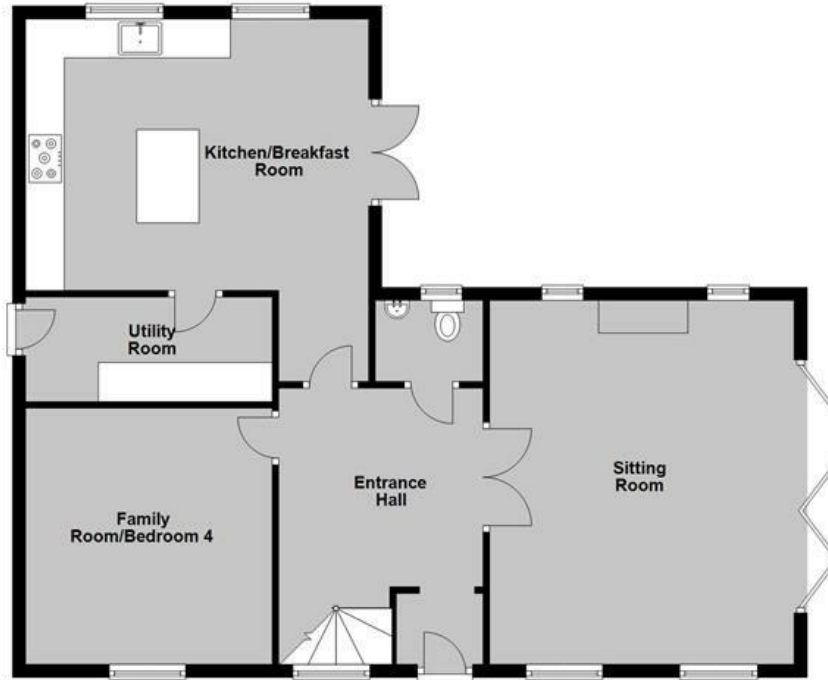
- **Bedroom 2**  
13'0 x 11'2 (3.96m x 3.40m)  
at maximum points.
- **Bedroom 3**  
12'5 x 9'8 (3.78m x 2.95m)  
at maximum points.
- **Bathroom**  
7'9 x 6'10 (2.36m x 2.08m)  
at maximum points.
- **Potential Shower Room**  
5'9 x 4'11 (1.75m x 1.50m)  
at maximum points.

**Solar Energy**  
The property benefits from Photovoltaic Solar Panels which contribute to the electricity supply.

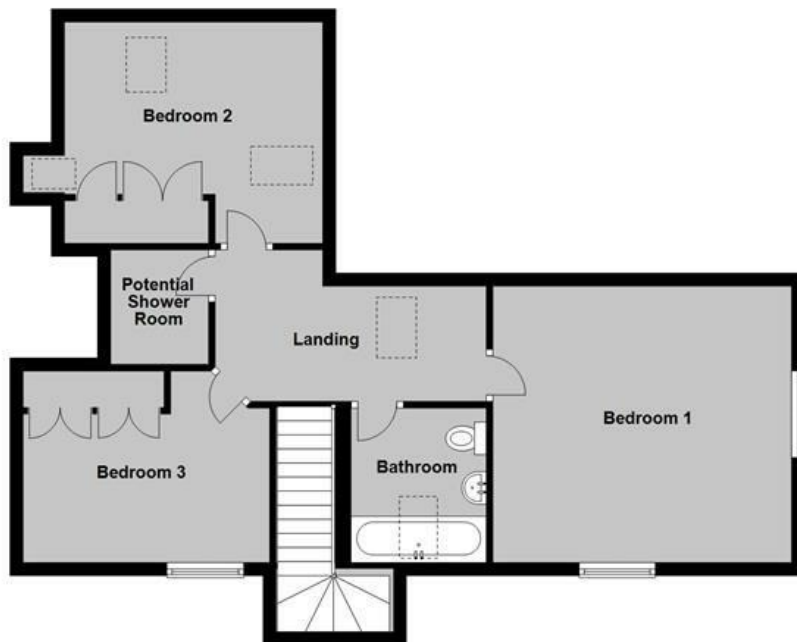
**Video Tour Available**  
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



**Ground Floor**  
Approx. 88.7 sq. metres (954.4 sq. feet)



**First Floor**  
Approx. 66.9 sq. metres (720.2 sq. feet)



Total area: approx. 155.6 sq. metres (1674.6 sq. feet)

**Council Tax Band F.** The amount payable under tax band F for the year 2020/2021 is £2672.18.

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

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