CHRISTOPHER HODGSON

Whitstable

£230,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

6 Horsebridge Road, Whitstable, Kent, CT5 1AF

A smartly presented second floor apartment enviably positioned in the heart of Whitstable, less than 100 metres from the beach and just moments from Harbour Street with it's boutique shops and restaurants, Whitstable harbour, The Horsebridge Arts and Community Centre and Whitstable station (0.6 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, living room with double doors opening to a balcony with South Easterly aspect, a modern kitchen, two double bedrooms with built-in wardrobes, and a bathroom. No onward chain.

LOCATION
Horsebridge Road is situated in the heart of Whitstable's desirable conservation area being accessible to the beach, shops, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including boutique shops, well regarded restaurants, watersports facilities and working harbour for which the town is renowned. Whitstable station (0.6 of a mile distant) provides fast and frequent links to London (Victoria) with a journey time of approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

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

SECOND FLOOR

- Entrance Hall
- Living Room 26'5" x 10'3" (8.04m x 3.12m)
- Balcony 12'6" x 4'8" (3.81m x 1.42m)
- Kitchen 8'10" x 6'10" (2.69m x 2.08m)
- Bedroom 1 13'5" x 10'8" (4.08m x 3.24m)
- Bedroom 2 10'7" x 8'10" (3.23m x 2.69m)
- Bathroom

SERVICE CHARGE
The annual service charge for 2024/2025 is £2,491.24 (subject to confirmation from the vendor's solicitor).

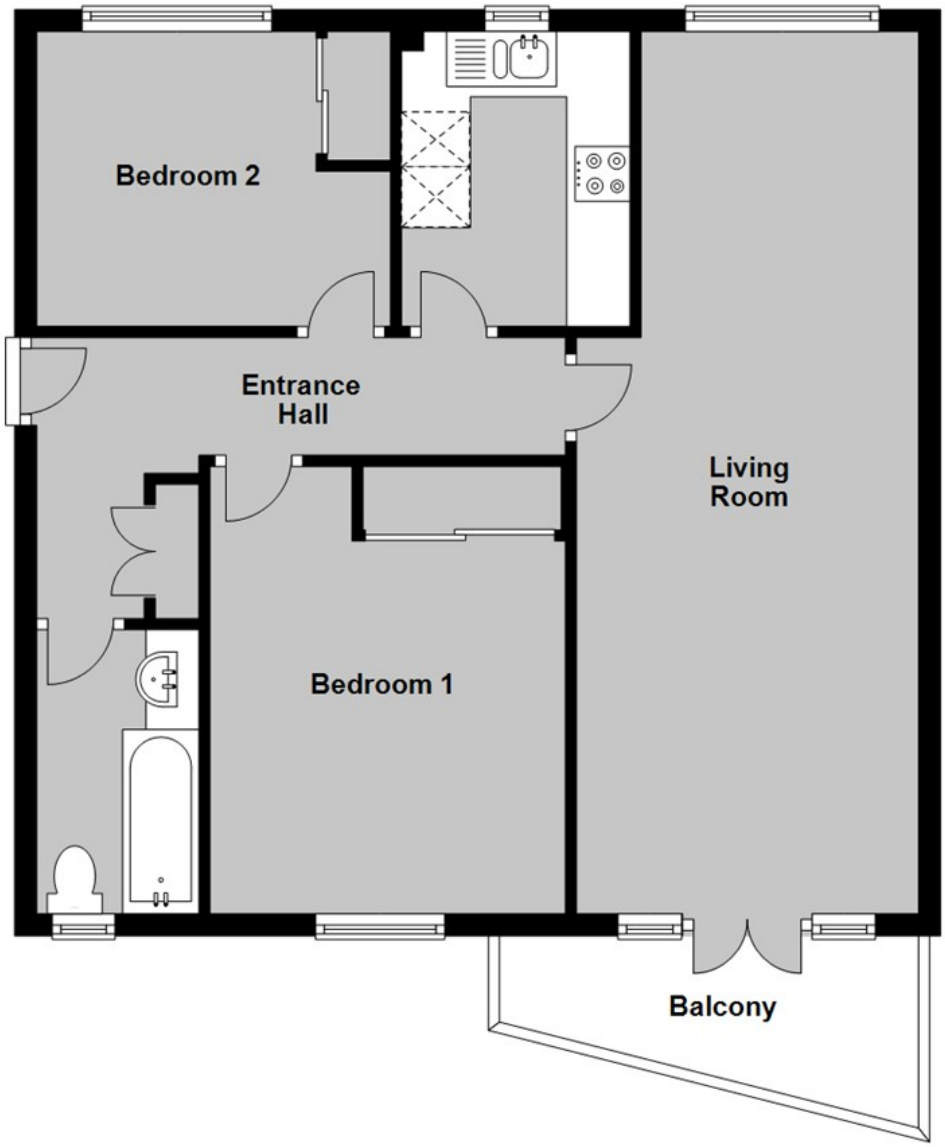
LEASE
We understand that the property is being sold with the remainder of a 125 year lease created in August 2003 (subject to confirmation from the vendor's solicitors).

GROUND RENT
Nil

Whitstable Bay
Whitstable Harbour
Harbour St
Whitstable
Whitstable Beach
Island Wall
High St
Acton Rd
Cromwell Rd
Google
Map data ©2025

Second Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 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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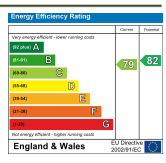

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