

CHRISTOPHER HODGSON



**Whitstable**  
**£395,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *10 Bridewell Park, Whitstable, Kent, CT5 1TP*

A bright and spacious semi-detached family home in a desirable cul-de-sac conveniently positioned for access to both Whitstable and Tankerton, the seafront, supermarkets, bus routes and Whitstable mainline station (0.7 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room/dining room with doors leading to the garden, and a

kitchen. The first floor comprises three generous bedrooms, a shower room, and a cloakroom.

The landscaped South Easterly aspect garden extends to 42ft (13m) and incorporates a patio area. An integral garage and driveway provide off road parking for a number of vehicles.



### LOCATION

Bridewell Park is a highly sought after location conveniently situated for access to shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable (0.7 of a mile distant) offering fast and frequent services to London (Victoria 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network.

Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 21'5" x 11'0" (6.53m x 3.35m )
- Kitchen 12'10" x 8'9" (3.90m x 2.66m)

#### FIRST FLOOR

- Bedroom 1 12'5" x 11'2" (3.78m x 3.40m )
- Bedroom 2 14'1" x 8'10" (4.30m x 2.69m)
- Bedroom 3 10'2" x 8'10" (3.10m x 2.70m)
- Shower Room
- Cloakroom

#### OUTSIDE

- Garden 42'7" x 28' (12.98m x 8.53m)
- Garage 16'9" x 8'10" (5.11m x 2.69m)

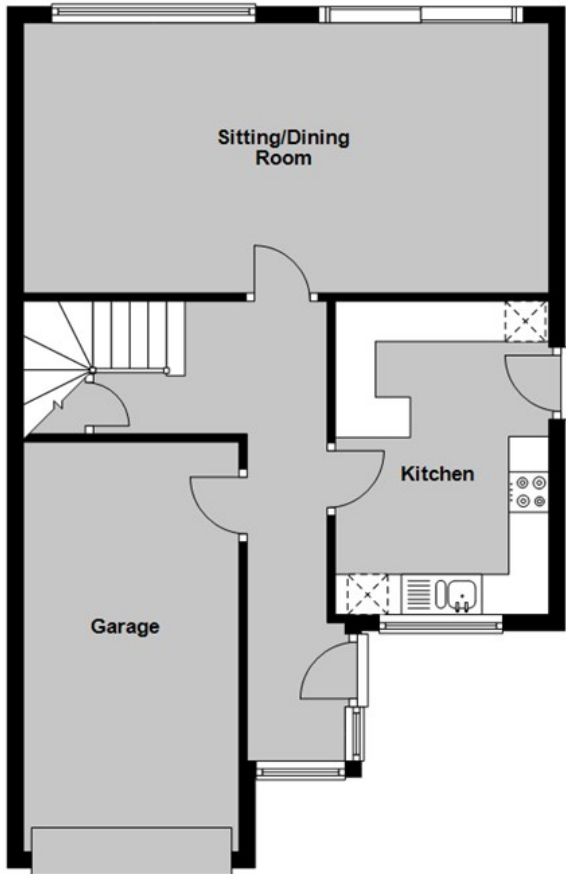






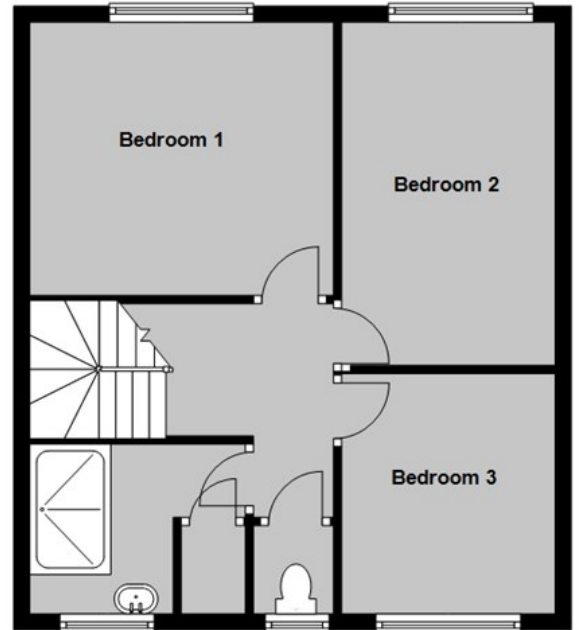
### Ground Floor

Main area: approx. 44.1 sq. metres (474.9 sq. feet)  
Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)



### First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Main area: Approx. 92.9 sq. metres (1000.3 sq. feet)

Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
England & Wales		69	82
EPC Rating		69	82

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