Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£425,000 Freehold

...for Coastal, Country & City living.

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Whitstable

29 Regent Street, Whitstable, Kent, CT5 1JF

A significantly extended and smartly presented Victorian terraced house within the heart of the conservation area, moments from Whitstable's bustling High Street with it's eclectic mix of independent shops, galleries and highly regarded eateries, and within close proximity of schools, the beach, the harbour and Whitstable station (0.4 miles distant).

The property provides bright and spacious accommodation arranged on the ground floor to provide an entrance hall, reception room, sitting room, and an open-plan kitchen /breakfast room with doors opening to the garden. To the first floor there are two double bedrooms and a family bathroom. Both the kitchen and bathroom benefit from underfloor heating.

The rear garden extends to 71ft (22m) and incorporates a summer house, and there is pedestrian access to the rear via St Peters Road. No onward chain.

Location
Regent Street is a highly desirable road within the town's conservation area in central Whitstable, accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) 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.

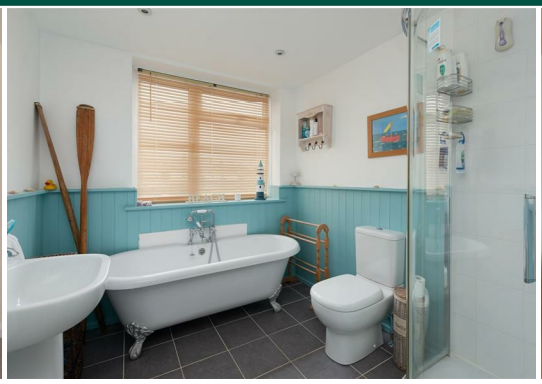
Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
- **Reception Room**
  11'0" x 10'0" (3.35m x 3.04m)
  at maximum points.
- **Sitting Room**
  13'1" x 11'11" (3.99m x 3.63m)
  at maximum points.
- **Kitchen/ Breakfast Room**
  19'3" x 8'4" (5.88m x 2.53m)
  at maximum points.

FIRST FLOOR

- **Bedroom 1**
  13'1" x 11'0" (3.99m x 3.35m)
  at maximum points.
- **Bedroom 2**
  11'11" x 9'3" (3.62m x 2.82m)
  at maximum points.



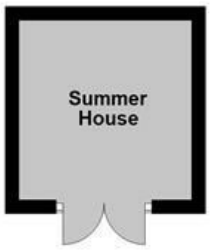
• **Bathroom**
8'4" x 7'8" (2.54m x 2.34m)
at maximum points.

OUTSIDE

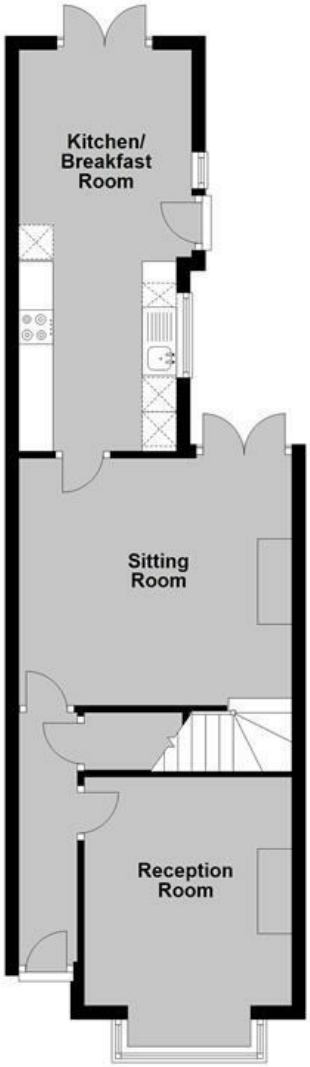
• **Garden**
71' x 14' (21.64m x 4.27m)
at maximum points.

• **Summer House**
8'8" x 8'5" (2.64m x 2.57m)
at maximum points.

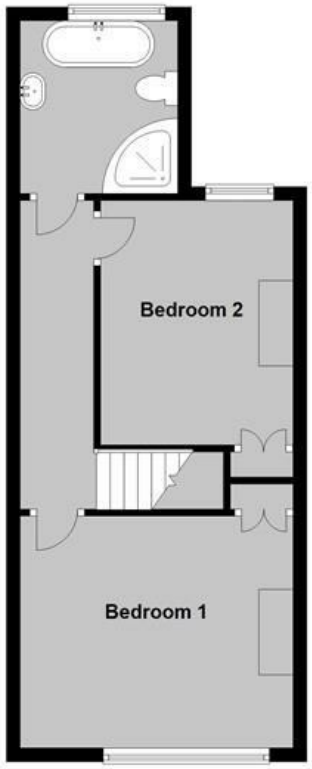
Video Tour
Please view the video tour for this property, and contact us to discuss arranging a viewing.



Ground Floor
Approx. 46.4 sq. metres (499.8 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

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

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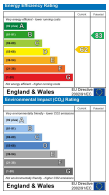

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