

CHRISTOPHER HODGSON



Whitstable

£315,000 Freehold



Whitstable

22 Sydney Road, Whitstable, Kent, CT5 4JU

A well presented three bedroom terraced house conveniently positioned for access to Whitstable town centre with its wide array of shops and eateries, highly regarded schools, bus routes and Whitstable station which is half a mile distant.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, and a contemporary kitchen/dining room. To the first floor there are three well proportioned bedrooms and two shower rooms, including an en-suite shower room to the second bedroom.

Outside, the rear garden enjoys a South Westerly aspect and extends to 62ft (18m), incorporating a composite decked seating area and a garden store. There is potential to create off street parking to the front of the property (subject to all necessary consents and approvals being obtained).

The house also benefits from Photovoltaic solar panels which contribute towards the electricity supply and help to reduce running costs. No onward chain.



LOCATION

Sydney Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.5 of a mile distant and offers frequent services 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 11'3" x 6'1" (3.43m x 1.85m)
- Sitting Room 13'1" x 12'3" (4.00m x 3.74m)
- Kitchen/Dining Room 18'8" x 10' (5.69m x 3.05m)

FIRST FLOOR

- Bedroom 1 13'11" x 11'6" (4.24m x 3.51m)

- Bedroom 2 13'11" x 8'11" (4.24m x 2.72m)
- En-Suite Shower Room 5'8" x 3'7" (1.73m x 1.09m)
- Bedroom 3 9'5" x 8'2" (2.87m x 2.49m)
- Shower Room 8'2" x 5'8" (2.49m x 1.73m)

OUTSIDE

- Store 7'3" x 7' (2.21m x 2.13m)
- Garden 62' x 20' (18.90m x 6.10m)

Solar Energy

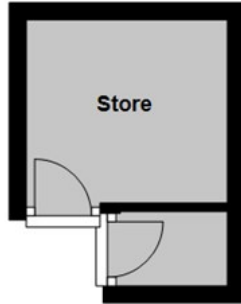
Photovoltaic solar panels contribute towards the electricity supply and help to reduce running costs.





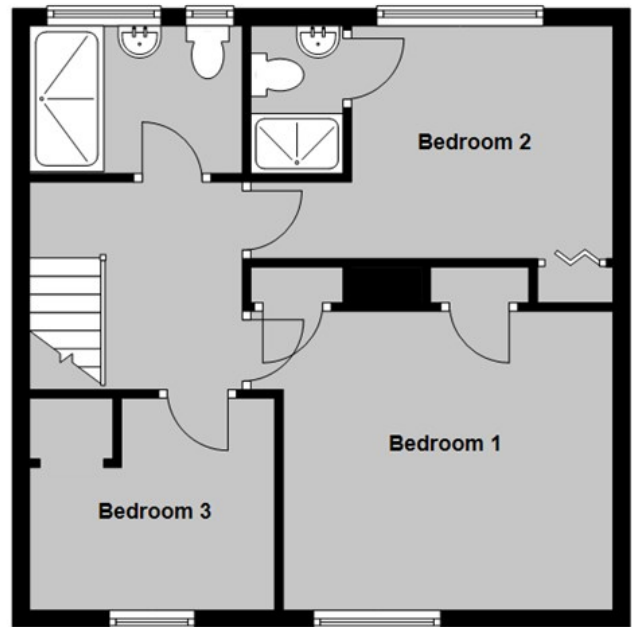
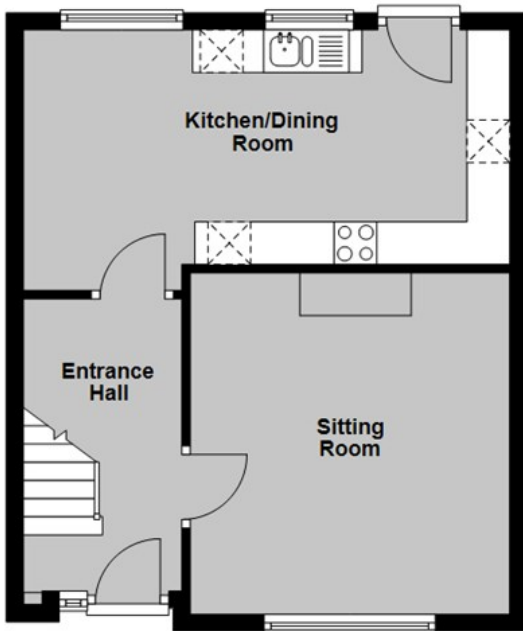
Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current Rating: A	Potential Rating: B
81	85
<small> Energy Efficiency Rating scale: A (Green) - B (Light Green) - C (Yellow) - D (Orange) - E (Red-Orange) - F (Red) - G (Dark Red) </small>	
<small> England & Wales EPC Rating: A (Green) - B (Light Green) - C (Yellow) - D (Orange) - E (Red-Orange) - F (Red) - G (Dark Red) </small>	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

