



Whitstable

£450,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443  
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . [www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

# Whitstable

Regency Cottage, 22 Borstal Hill, Whitstable, Kent, CT5 4LX

A superb Victorian house located within the conservation area and conveniently positioned within walking distance of Whitstable High Street's boutique shops, popular café bars and eateries, the beach, working harbour and Whitstable station (0.9 miles).

Set back from the road and beautifully presented throughout, Regency Cottage benefits from bright and spacious accommodation of 1104 sq ft (103 sq m). The ground floor comprises a large sitting/dining room with wood burning stove and a stylish kitchen/breakfast room. To the first floor there are two double bedrooms and a family bathroom.

Externally you will find a thoughtfully landscaped Westerly facing garden extending to 59 ft (18m) with lawn, patio, raised beds and mature shrubs. There is also the added benefit of a garden studio, which could be used as a work from home space.



## Location

Borstal Hill is a much sought after location in the popular seaside town of Whitstable, within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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

#### • Sitting/Dining Room

23'4" x 13'7" (7.11m x 4.14m)  
at maximum points.

#### • Kitchen/Breakfast Room

22'1" x 9'0" (6.74m x 2.75m)  
at maximum points.

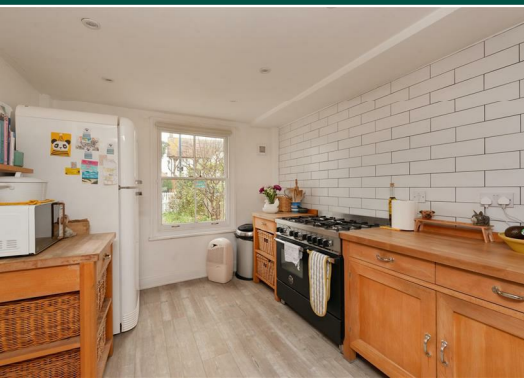
### FIRST FLOOR

#### • Bedroom 1

13'7" x 12'0" (4.14m x 3.66m)  
at maximum points.

#### • Bedroom 2

11'11" x 10'8" (3.64m x 3.25m)  
at maximum points.



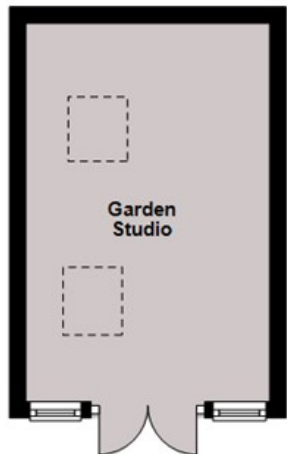
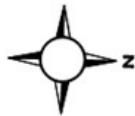
• **Bathroom**  
10'8" x 9'2" (3.25m x 2.79m)  
at maximum points.

**OUTSIDE**

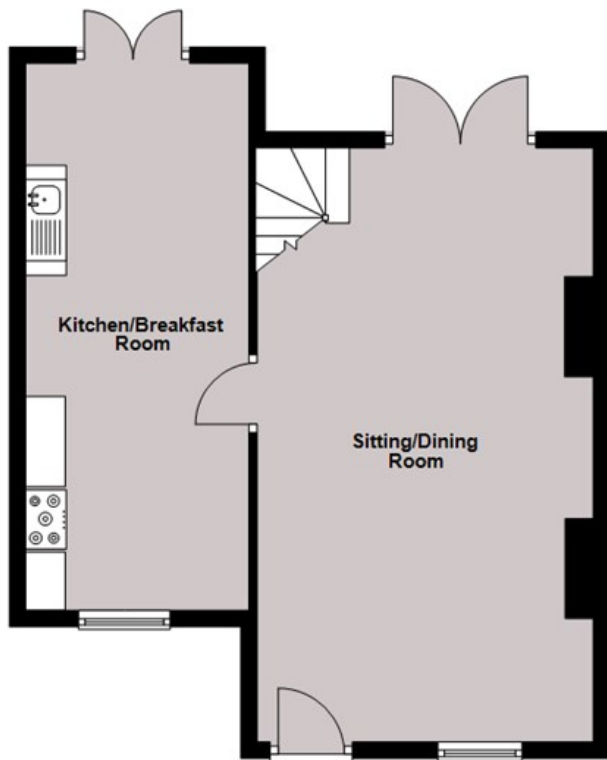
• **Garden Studio**  
15'4" x 9'10" (4.67m x 3.00m)  
at maximum points.

• **Rear Garden**  
59' x 19' (17.98m x 5.79m)  
at maximum points.

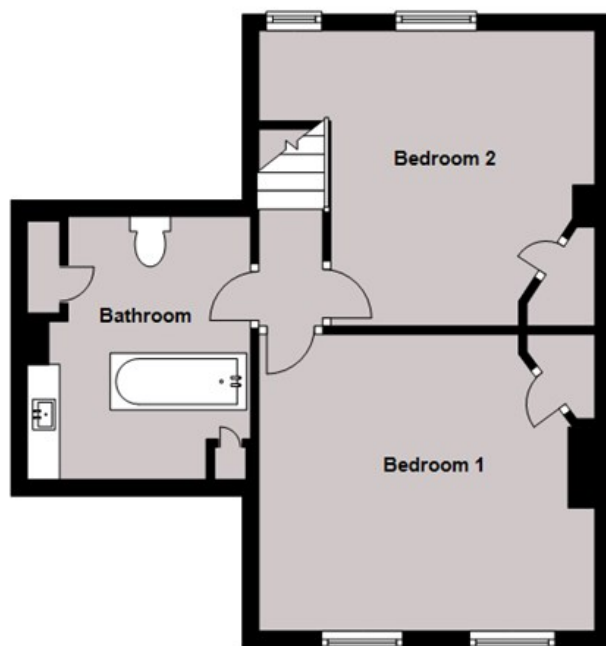
**Video Tour Available**  
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



**Ground Floor**  
Approx. 62.6 sq. metres (673.5 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 102.6 sq. metres (1104.1 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**

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.

