

CHRISTOPHER HODGSON



Whitstable
£400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

20 Argyle Road, Whitstable, Kent, CT5 1JS

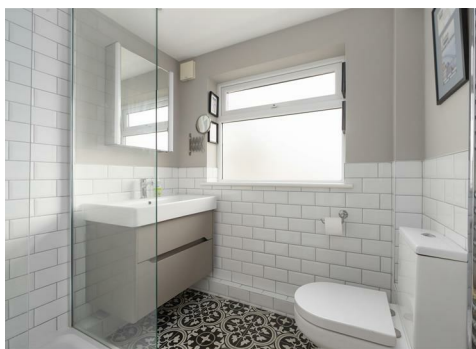
An attractive Victorian terraced house in the heart of Whitstable's desirable conservation area, positioned on Argyle Road, a characterful street which is also home to St John's Methodist Church, known locally for classical concerts and regular classes. The High Street, seafront, and working harbour are all within easy walking distance, and Whitstable Station is around an 8-minute walk away.

The beautifully presented accommodation comprises a sitting room with a woodburning stove within an exposed brickwork fireplace and an angled bay window with plantation shutters open-plan to a dining room, featuring an open fireplace and leading through to a contemporary kitchen. Both rooms feature painted floorboards and

half-height timber panelling. There is also a stylish ground-floor shower room.

The staircase rising to the first floor features exposed brickwork and leads to two double bedrooms. The principal bedroom benefits from a generous en-suite bathroom with timber panelling, including a bath and separate shower enclosure.

Outside, the rear garden extends to approximately 21ft (6m), has been designed for ease of maintenance and incorporates a decked terrace, with pedestrian access from the rear via an alleyway from Argyle Road.



LOCATION

Argyle Road is conveniently situated within the popular Conservation area being accessible to local schools, the harbour and seafront and the town centre where a choice of individual shops, leisure amenities and restaurants can be found. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Sitting Room 12'3" x 12'1" (3.75 x 3.69m)
- Dining Room 12'3" x 10'7" (3.75m x 3.24m)

- Kitchen 13'3" x 6'4" (4.06m x 1.94m)
- Shower Room 8'7" x 6'4" (2.62m x 1.94m)

FIRST FLOOR

- Bedroom 1 12'3" x 10'7" (3.75m x 3.24m)
- En-Suite Bathroom 12'1" x 6'4" (3.69m x 1.94m)
- Bedroom 2 12'3" x 10'5" (3.75m x 3.18m)

OUTSIDE

- Garden 21'5" x 12'5" (6.53m x 3.78m)



Ground Floor
Main area: approx. 41.6 sq. metres (448.0 sq. feet)

First Floor
Main area: approx. 35.0 sq. metres (377.0 sq. feet)



Main area: Approx. 76.6 sq. metres (825.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,865.10.

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	Potential
Very Energy Efficient	A+		
Energy Efficient	A		
Decent	B		
Needs Improvement	C		
Needs Improvement	D		
Needs Improvement	E		
Needs Improvement	F		
Needs Improvement	G		
Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating		Current	Potential

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

