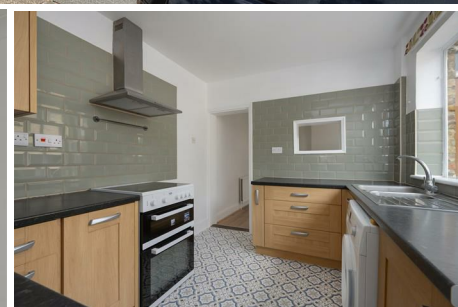


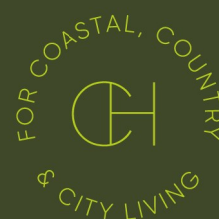
CHRISTOPHER HODGSON



**Whitstable**

**£220,000**

Leasehold - Share of Freehold



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# Whitstable

## *6A Saddleton Road, Whitstable, Kent, CT5 4JD*

A beautifully presented ground floor garden flat forming part of this attractive Victorian building and benefiting from its own private entrance. The property is conveniently positioned within close proximity of the bustling town centre with its independent shops and highly regarded restaurants, and is a short stroll to the beach and Whitstable station (0.6 miles).

The comfortably proportioned accommodation is arranged to provide a living room, a contemporary kitchen, a double bedroom, and a smartly fitted bathroom.

The property benefits from a rear garden and one allocated parking space accessed via Kent Street, a rare commodity in this central location. No onward chain.



### LOCATION

Saddleton Road is a highly desirable location situated 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 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 (taken at maximum points) are:

#### GROUND FLOOR

- Living Room 13'0" x 11'5" (3.97m x 3.48m)
- Kitchen 10'4" x 8'6" (3.16m x 2.60m)
- Bedroom 13'0" x 12'7" (3.97m x 3.84m)
- Bathroom

### OUTSIDE

- Garden
  - Parking
- One allocated parking space

### LEASE

The property is being sold with the remainder of a 154 year lease from 11th July 1986 (subject to confirmation from vendor's solicitor).

### SHARE OF FREEHOLD

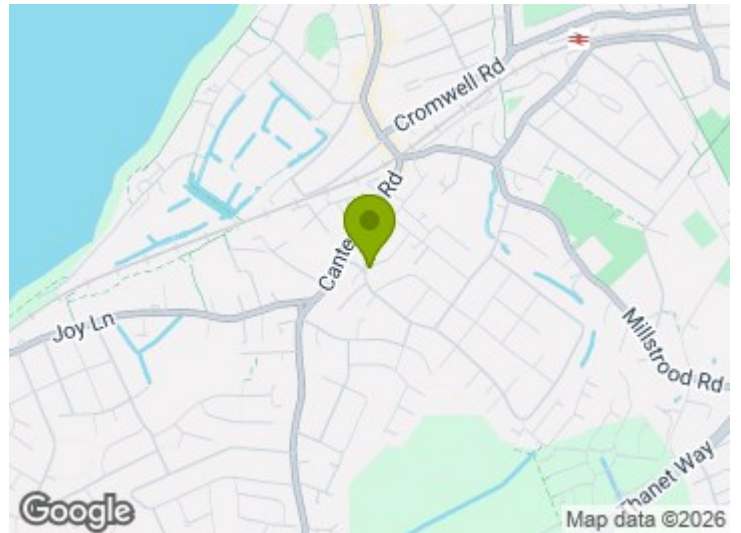
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

### SERVICE CHARGE

Nil (subject to confirmation from vendor's solicitor).

### GROUND RENT

£150 per annum (subject to confirmation from vendor's solicitor).



## Ground Floor Flat

Main area: approx. 47.0 sq. metres (505.9 sq. feet)



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**Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.**

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Energy Efficiency Rating		Current	Target
100 Energy efficient (green rating scale)	A		
75-100 Energy efficient (green rating scale)	B		
50-75 Energy efficient (green rating scale)	C		
25-50 Energy efficient (green rating scale)	D		
10-25 Energy efficient (green rating scale)	E		
1-10 Energy efficient (green rating scale)	F		
0-10 Energy efficient (green rating scale)	G		
Energy Efficiency Rating		65	78
England & Wales		ED	ED

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