

CHRISTOPHER HODGSON



Whitstable

£475,000 Freehold



Whitstable

Salt Marsh Cottage, 20 Cornwallis Circle, Whitstable, Kent, CT5 1DU

An extended and beautifully presented terraced house with the benefit of off road parking, enviably positioned with the conservation area and only a short stroll from Harbour Street with its boutique shops and highly regarded restaurants, Whitstable's famous working harbour, Whitstable station (0.7 miles) and less than 250 metres from the beach.

The bright, spacious and largely open-plan accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/breakfast

room, dining room with doors opening to the garden, a shower room, and a utility cupboard. The first and second floors comprise three bedrooms and two bathrooms, including the principal bedroom with en-suite shower room which overlooks Cornwallis Circle Green.

The secluded rear garden incorporates a garden studio with kitchen and bathroom facilities, and would make an ideal home office space. A driveway to front of the house provides an area of off street parking. No onward chain.



LOCATION

Cornwallis Circle is a desirable location within the heart of the town and enjoys a convenient position moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The A299 ('Thanet Way') dual carriageway is easily accessible offering access via the A2/M2 from London and to the channel ports and Thanet. The high speed Javelin service provides access from London (St Pancras) with a journey time of approximately 73mins. The mainline railway services and the frequent No 4 service and No 5 service in the high street provide public transport connections in all directions.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 13'6" x 2'6" (4.11m x 0.76m)
- Sitting Room 11'6" x 10' (3.51m x 3.05m)

- Kitchen/Breakfast Room 16'10" x 10'6" (5.13m x 3.20m)
- Dining Room 11'2" x 11'10" (3.40m x 3.61m)
- Shower Room
- Utility Cupboard

FIRST FLOOR

- Bedroom 1 12'10" x 10'1" (3.91m x 3.07m)
- En-Suite Shower Room 6'6" x 3'8" (1.98m x 1.12m)
- Bedroom 3 9' x 7'3" (2.74m x 2.21m)
- Bathroom 7'5" x 7'3" (2.26m x 2.21m)

SECOND FLOOR

- Bedroom 2 15'3" x 10'7" (4.65m x 3.23m)

OUTSIDE

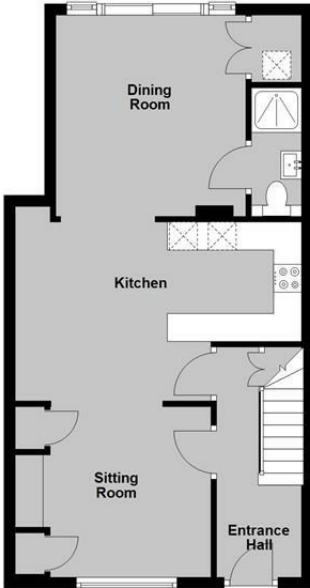
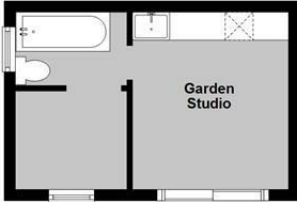
- Garden 32' x 19' (9.75m x 5.79m)
- Garden Studio





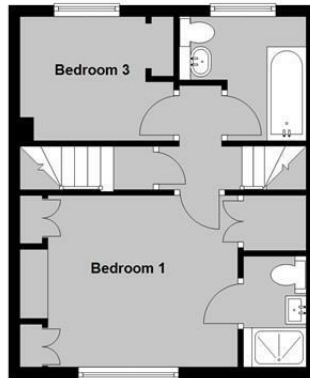
Ground Floor

Main area: approx. 52.5 sq. metres (565.6 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (126.2 sq. feet)



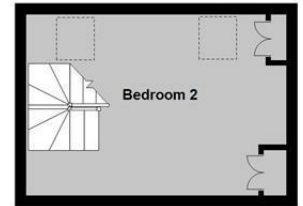
First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



Second Floor

Approx. 15.0 sq. metres (161.7 sq. feet)



Main area: Approx. 99.7 sq. metres (1073.0 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (126.2 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47

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| Energy Efficiency Rating | | Current | Target |
|---|---|---------|---------------------|
| 100 Energy efficient - Green rating scale | A | | |
| 75 Energy efficient - Green rating scale | B | | |
| 50 Energy efficient - Green rating scale | C | | |
| 25 Energy efficient - Green rating scale | D | | |
| 10 Energy efficient - Green rating scale | E | | |
| 5 Energy efficient - Green rating scale | F | | |
| 1 Energy efficient - Green rating scale | G | | |
| Energy efficient - Green rating scale | | 61 | 82 |
| England & Wales | | ED | Directly comparable |

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