

CHRISTOPHER HODGSON



**Whitstable**  
**£265,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *95 Canterbury Road, Whitstable, Kent, CT5 4HQ*

A spacious mid terraced house in a highly desirable and convenient location, within close proximity of Whitstable's bustling High Street (0.5 miles) railway station (0.7 miles), seafront (0.7 miles) as well as bus routes, highly regarded schools, supermarkets and Estuary View medical centre.

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance hall, an open-plan sitting/dining room, a conservatory and a kitchen. To the first floor there are two double bedrooms, and a bathroom.

The garden enjoys a South-Easterly aspect and has been designed for ease of maintenance, extending to 22 ft (6.83m). To the rear of the property, there is a garage and an area of off-street parking accessed via Forge Lane. No onward chain.



### LOCATION

Canterbury 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 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 (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 15'9" x 13'0" (4.81m x 3.95m)
- Conservatory 10'5" x 7'1" (3.18m x 2.16m)
- Kitchen 10'8" x 6'10" (3.25m x 2.08m)

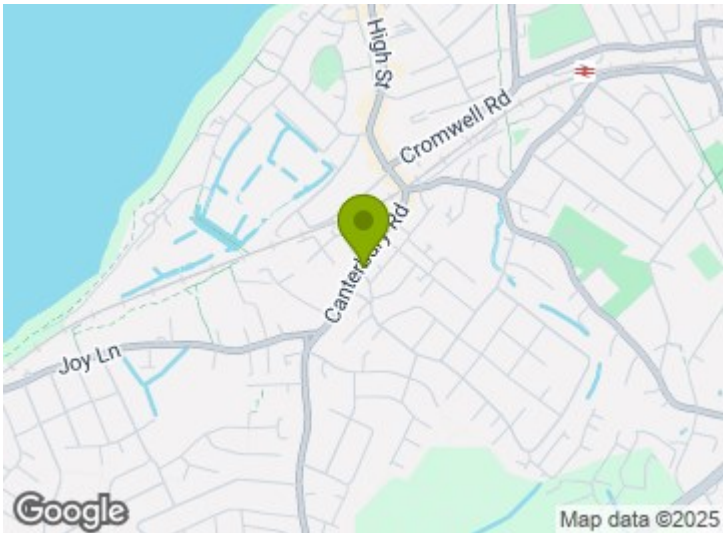
#### FIRST FLOOR

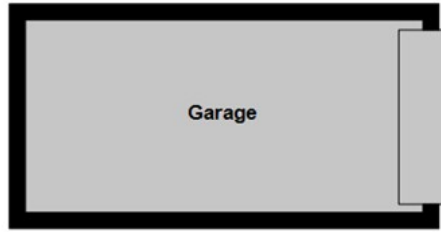
- Bedroom 1 13'0" x 10'6" (3.96m x 3.20m )
- Bedroom 2 13'0" x 9'7" (3.96m x 2.92m)
- Bathroom 6'9" x 6'0" (2.08m x 1.84m)

#### OUTSIDE

- Garden 22'5" x 14" (6.83m x 4.27m)
- Garage 16'2" x 7'10" (4.95m x 2.40m)

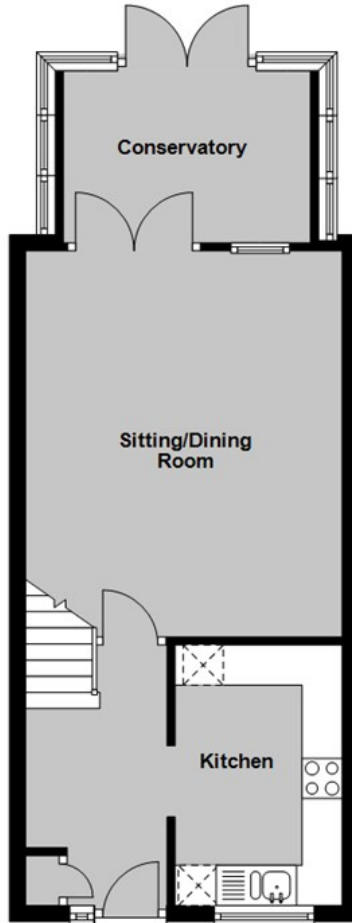






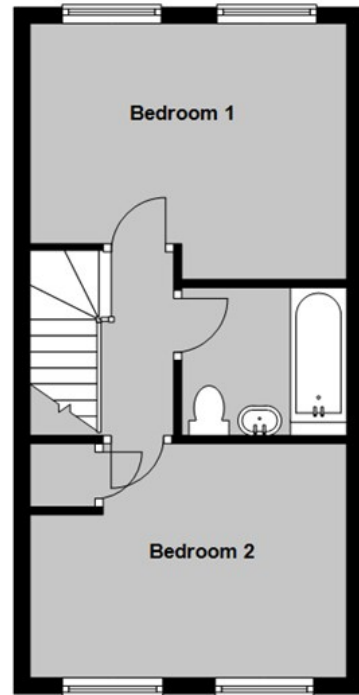
### Ground Floor

Main area: approx. 39.3 sq. metres (423.3 sq. feet)  
Plus garages, approx. 11.9 sq. metres (128.0 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.3 sq. feet)



Main area: Approx. 71.5 sq. metres (769.6 sq. feet)

Plus garages, approx. 11.9 sq. metres (128.0 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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Energy Efficiency Rating	
Very energy efficient (newest properties)	93
A	
B	75
C	
D	
E	
F	
G	
Energy efficient (older housing stock)	
England & Wales	

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