

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£227,500 Freehold

...for Coastal, Country & City living.



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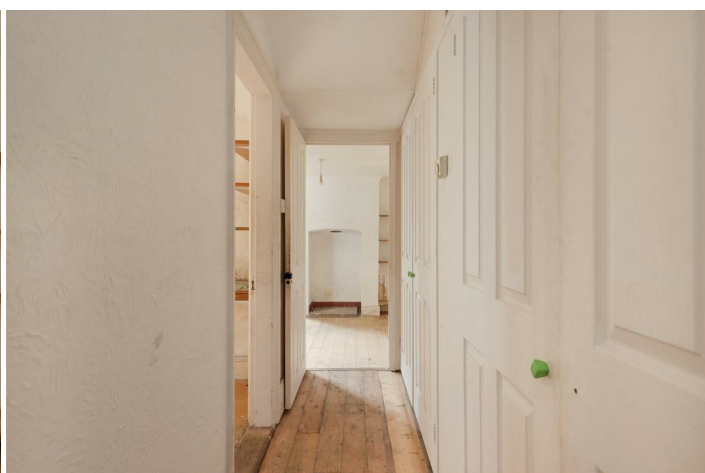
Whitstable

24a Cromwell Road, Whitstable, Kent, CT5 1NW

Located in the heart of Whitstable here we offer this one bedroom ground floor flat which is just a stones throw from the harbour, sea front and town centre which offers a vast selection of bars, restaurants, shops and galleries.

The apartment requires extensive refurbishment throughout and the spacious accommodation comprises a private entrance, living room, dining room, one double bedroom, a kitchen and a shower room.

Externally the property benefits from a private rear garden and off road parking accessed via Bisson's car park, from Cromwell Road.



Location

Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services 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 A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

- **Sitting Room**
12'3" x 12'2" (3.73m x 3.71m)
at maximum points.
- **Dining Room**
11'6" x 9'10" (3.50m x 2.99m)
at maximum points.
- **Kitchen**
9'10" x 6'7" (3.00m x 2.01m)
at maximum points.
- **Bedroom 1**
12'2" x 10'8" (3.72m x 3.26m)
at maximum points.



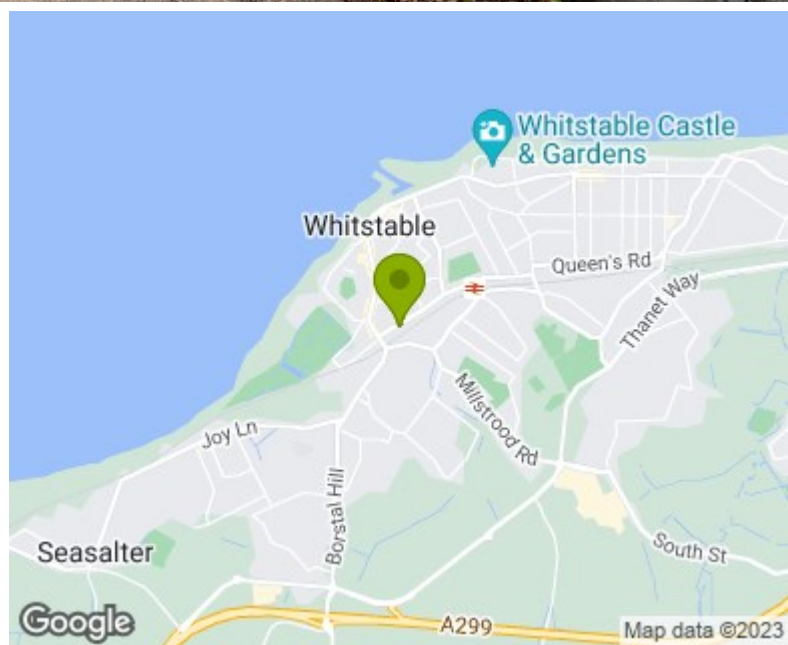
• **Bathroom**
 9'10" x 4'1" (3.00m x 1.24m)
 at maximum points.

OUTSIDE

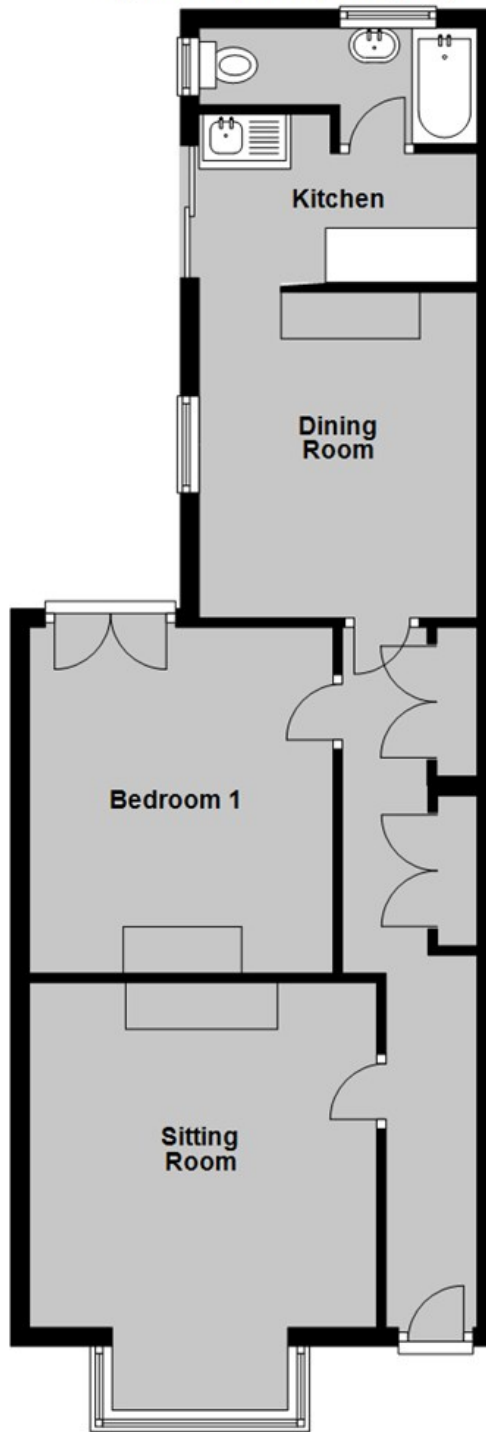
• **Garden**
 113' x 22" (34.44m x 6.71m)
 at maximum points.

Parking
 Off road parking accessed via
 Bisson's car park, from Cromwell
 Road.

Freehold
 Sold With Freehold.



Ground Floor
Approx. 56.3 sq. metres (605.8 sq. feet)



Total area: approx. 56.3 sq. metres (605.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2022/2023 is £1331.94.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Rating	Energy Efficiency	Greenhouse Gas	Environmental Impact
A	92-100	1-10	1-10
B	81-91	11-20	11-20
C	69-80	21-30	21-30
D	55-68	31-40	31-40
E	39-54	41-50	41-50
F	21-38	51-60	51-60
G	1-20	61-70	61-70