CHRISTOPHER HODGSON









Whitstable

£310,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

72 Highgate Road, Whitstable, Kent, CT5 3HW

A spacious semi-detached bungalow conveniently positioned for access to Whitstable town centre, Tankerton slopes and seafront, supermarkets, bus routes and Whitstable mainline station (1.6 miles distant).

There is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained). The accommodation is currently arranged to provide an entrance hall, a living room with sliding doors leading to the garden, a contemporary kitchen, three generous bedrooms, a bathroom, and a large loft room.

The mature and established rear garden enjoys a westerly aspect and extends to 31ft (9.45m), incorporating a raised patio area. No onward chain.







LOCATION
Highgate Road is a popular residential location within Whitstable which is accessed by Clover Rise. The property is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

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

GROUND FLOOR

• Entrance Hall

• Living Room 16'9" x 11'10" (5.13m x 3.63m)

• Kitchen 11'10" x 8'3" (3.62m x 2.54m)

• Bedroom 1 13'10" x 10'0" (4.24m x 3.05m)

• Bedroom 2 10'2" x 9'8" (3.11m x 2.95m)

• Bedroom 3 8'10" x 6'10" (2.70m x 2.09m)

• Bathroom

FIRST FLOOR

• Loft Room 18'8" x 17'5" (5.69m x 5.32m)

OUTSIDE

• Garden 31' x 28'9" (9.45m x 8.76m)

Lease
The property is being sold with the remainder of a 999 years lease granted on 25 March 1963 (subject to confirmation from vendor's solicitor).

Ground Rent
We have been advised that the Ground Rent for 2025/2026 is £30.00 per annum (subject to confirmation from vendor's solicitor).

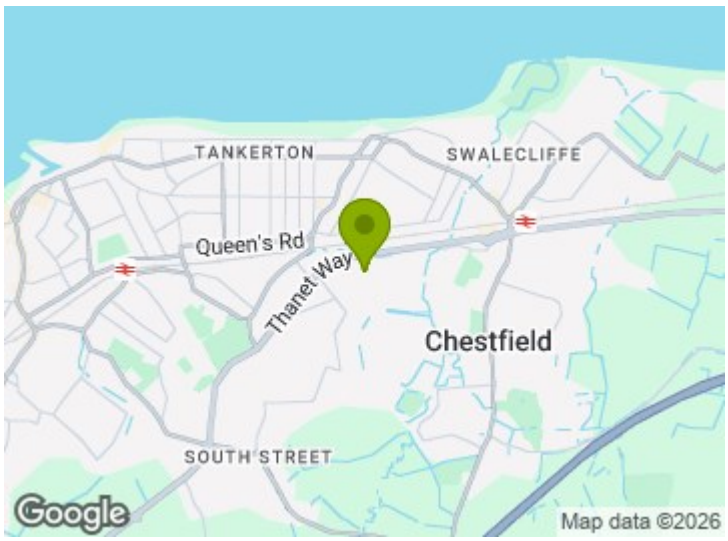
Service Charge
NIL (subject to confirmation from vendor's solicitor).





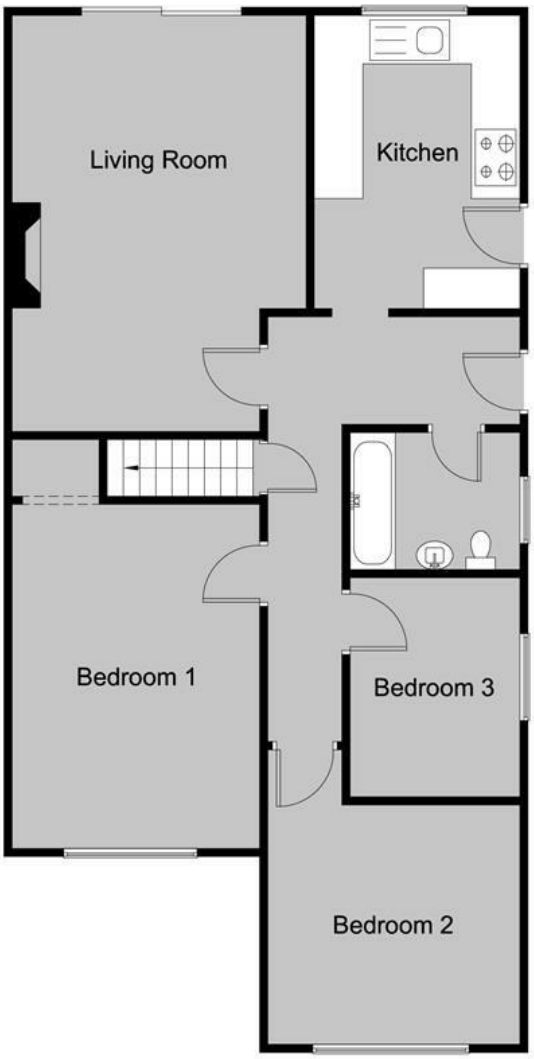





TANKERTON
SWALECLIFFE
Queen's Rd
Thanet Way
Chestfield
SOUTH STREET
Google
Map data ©2026

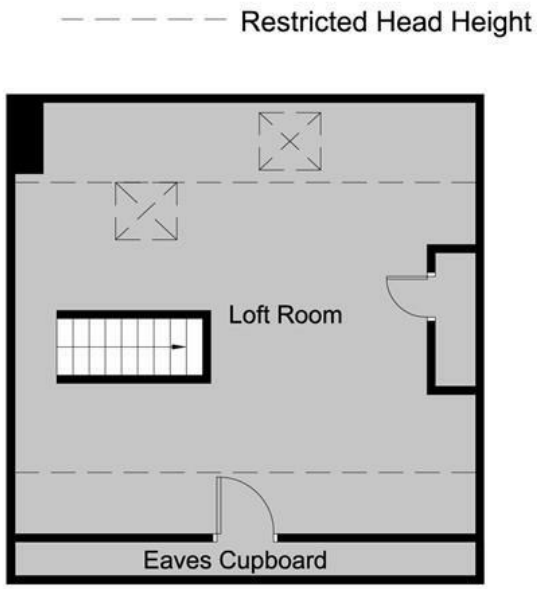
Ground Floor

Main area: approx. 72.0 sq. metres (775.0 sq. feet)



First Floor

Main area: approx. 33.2 sq. metres (357.4 sq. feet)

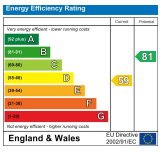




Main area: Approx. 105.2 sq. metres (1132.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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