



CHRISTOPHER HODGSON

Whitstable

35 Thurston Park, Whitstable, Kent, CT5 1RE

Freehold

A substantial detached family home set within a highly sought-after private cul-de-sac, moments from Whitstable station and within easy walking distance of the vibrant town centre, beach and working harbour. The property occupies a generous plot with an impressive frontage of approximately 165 ft (50 m) to Thurston Park.

Offering 2,526 sq ft (235 sq m) of versatile accommodation arranged over two floors, the house displays a wealth of character features throughout. The ground floor includes an entrance porch with decorative stained glass, a generous sitting room with an ornate fireplace and deep bay window with built-in seating, a separate dining room featuring a further fireplace and distinctive arched windows, and a kitchen/breakfast room overlooking the rear garden. A study provides an ideal space for home working, and can be accessed directly from the side passage. To the first floor there are four double bedrooms and three bathrooms, including an en-suite bathroom and walk-in wardrobe to the principal bedroom.

LOCATION

Thurston Park is a sought after private cul-de-sac location and is conveniently positioned for access to schools and shops and is opposite Whitstable mainline railway station which offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by educational establishments.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Sitting Room 29'4" x 17'8" (8.95m x 5.41)
- Dining Room 20'5" x 15'10" (6.24m x 4.83m)
- Kitchen / Breakfast Room 15'6" x 11'8" (4.73m x 3.56m)
- Study 9'3" x 8'10" (2.83m x 2.70m)
- Bedroom 1 11'4" x 13'6" (3.43m x 4.12m)
- En-Suite Bathroom 12'3" x 8'7" (3.74m x 2.62m)
- Walk-in-Wardrobe 6'3" x 4'9" (1.91m x 1.46m)
- Bedroom 2 15'2" x 14'5" (4.63m x 4.40m)
- Bedroom 3 12'11" x 10'1" (3.94m x 3.08m)
- Bedroom 4 10'11" x 10'2" (3.33m x 3.10m)
- Bathroom 9'11" x 7'5" (3.03m x 2.27m)
- Shower Room

OUTSIDE

- Rear Garden 63'7" x 55'2" (19.38m x 16.81m)
- Front Garden 165'7" x 48'4" (50.47m x 14.73m)
- Double Garage
- Single Garage

The property would now benefit from a programme of updating and improvement which, once complete, would result in an exceptional family home in a highly convenient central location.

The rear garden extends to 68 ft (20.8 m) and includes a wide paved terrace spanning the width of the house and a lawn bordered by mature planting. To the front, a block-paved driveway provides parking for multiple vehicles and access to a double garage and a further single garage. No onward chain.









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

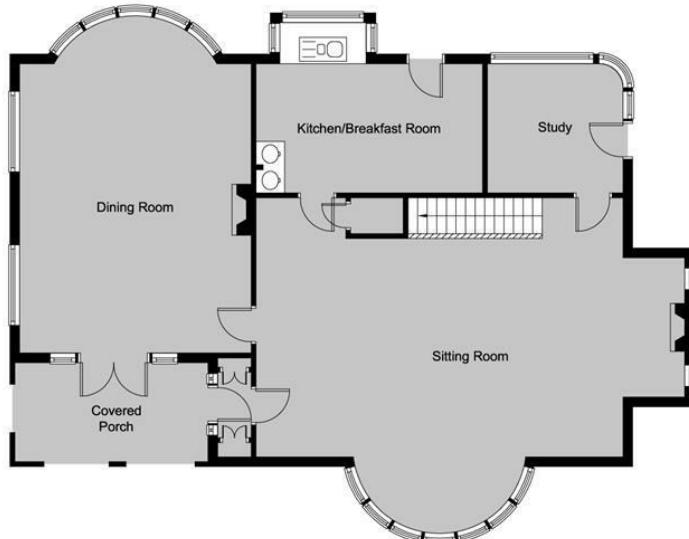
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

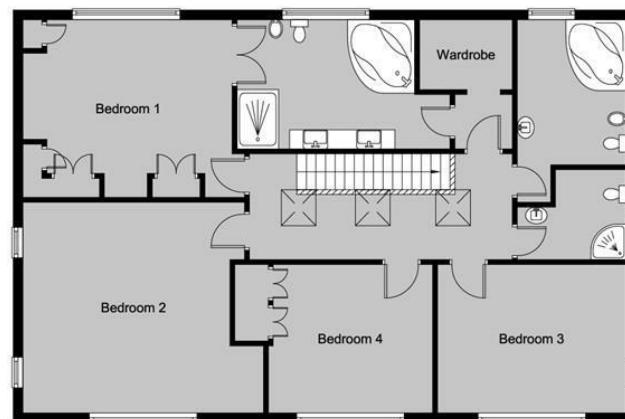
Ground Floor

Main area: approx. 131.6 sq. metres (1416.5 sq. feet)



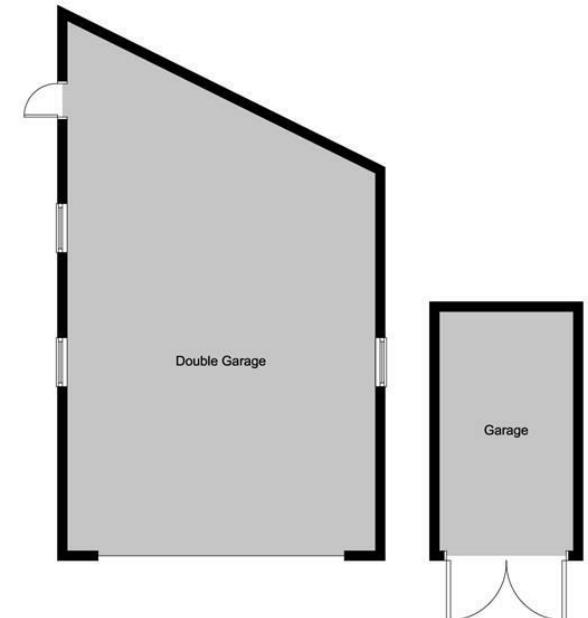
First Floor

Main area: approx. 103.4 sq. metres (1113.0 sq. feet)



Outbuildings

Main area: approx. 75.0 sq. metres (807.3 sq. feet)



Main area: Approx. 235.0 sq. metres (2526.0 sq. feet)

Plus Outbuildings: Approx. 75.0 sq. metres (807.3 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe