

CHRISTOPHER HODGSON

Whitstable

Belmont House, 74 Oxford Street, Whitstable, Kent, CT5 1DA

Freehold

A rare opportunity to acquire a magnificent double-fronted period house, ideally situated within Whitstable's desirable conservation area, moments from the bustling High Street, pebble beach and mainline railway station (0.3 miles).

Originally built in 1840 and further extended in the early 1900s, the property retains a wealth of period features including original joinery, ornate cornicing and fireplaces. The current owners have undertaken a significant programme of extension and remodelling, creating an exceptionally spacious home extending to approximately 2,795 sq ft (260 sq m), presented to an excellent standard throughout.

The ground floor is arranged to provide an entrance porch, entrance hall, drawing room, sitting room, dining room and a contemporary kitchen/breakfast room with bi-folding doors opening to the garden. A useful cellar is accessed from the entrance hall.

An extension to the side of the house benefits from its own private entrance and comprises a living room, double bedroom, study/bedroom and shower room, offering flexible guest or annexe accommodation.

To the first floor there are four generously proportioned bedrooms, two with en-suite shower rooms, together with a family bathroom and separate cloakroom. All bedrooms benefit from fitted wardrobes. On the second floor there is a useful loft room, ideal as a study, hobby room or additional workspace.

The south-westerly facing walled garden has been expertly landscaped and incorporates a natural stone terrace, an area of lawn and planted borders. To the front of the property, a driveway provides off-street parking for several vehicles.

LOCATION
Oxford Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 13'9" x 12'5" (4.21m x 3.79m)
- Dining Room 16'9" x 16'1" (5.10m x 4.89m)
- Drawing Room 17'2" x 13'11" (5.23m x 4.23m)
- Kitchen/Breakfast Room 18'3" x 12'0" (5.55m x 3.65m)
- Living Room 17'4" x 10'3" (5.29m x 3.13m)
- Bedroom 5 10'7" x 10'2" (3.23m x 3.09m)
- Study / Bedroom 6'8" x 6'3" (2.04m x 1.92m)
- Shower Room
- Cloakroom

FIRST FLOOR

- Bedroom 1 13'9" x 10'4" (4.21m x 3.15m)
- En-Suite Shower Room
- Bedroom 2 12'8" x 10'3" (3.88m x 3.13m)
- En-Suite Shower Room
- Bedroom 3 12'3" x 8'11" (3.75m x 2.72m)
- Bedroom 4 9'8" x 7'3" (2.95m x 2.21m)
- Bathroom
- Cloakroom

SECOND FLOOR

- Loft Room 17'7" x 6'7" (5.35m x 2.00m)

OUTSIDE

- Rear Garden 57' x 30' (17.37m x 9.14m)


Nettles & Petals
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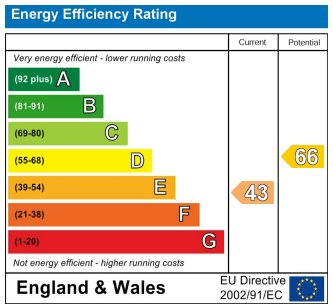
ENERGY PERFORMANCE CERTIFICATE



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Total area: approx. 259.7 sq. metres (2795.7 sq. feet)

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