

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£575,000 Freehold

...for Coastal, Country & City living.



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Whitstable

64 Nelson Road, Whitstable, Kent, CT5 1EA

A beautifully presented Victorian house ideally situated on Whitstable's sought after Nelson Road, in the heart of the conservation area and just moments from the beach and popular Windy Corner Stores. The bustling High Street is a short stroll away, with its array of independent shops and highly regarded restaurants. Whitstable station is less than one mile distant.

The bright and spacious accommodation has been presented in smart contemporary style throughout and is arranged on the ground floor to comprise an entrance hall, sitting room open-plan to a dining room, and a large kitchen/breakfast room with doors opening to the garden. To the first floor there are three double bedrooms and a stylish bathroom.

The thoughtfully planted South Westerly facing garden extends to 59ft (18m), and incorporates a useful outside store.



Location

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area, where the property enjoys a convenient position moments from the town centre and within a short stroll of the beach, less than 500 metres away. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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 are:

- **Entrance Hall**
23'0" x 5'0" (7.02m x 1.53m)
at maximum points.
- **Sitting Room**
11'10" x 11'10" (3.63m x 3.63m)
at maximum points.
- **Dining Room**
12'10" x 9'11" (3.92m x 3.03m)
at maximum points.
- **Kitchen/Breakfast Room**
22'8" x 9'6" (6.90m x 2.90m)
at maximum points.
- **Bedroom 1**
15'7" x 11'11" (4.75m x 3.63m)
at maximum points.
- **Bedroom 2**
12'6" x 9'11" (3.82m x 3.03m)
at maximum points.



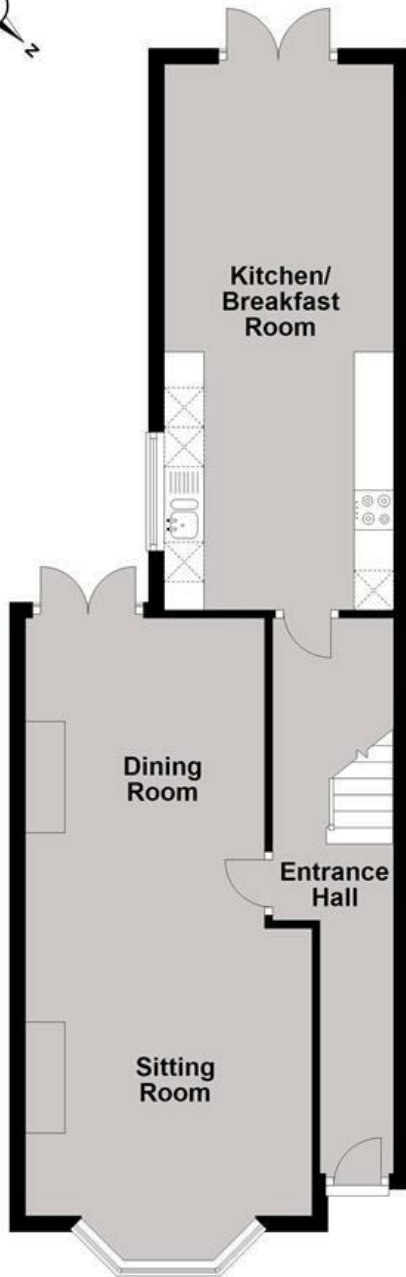
- **Bedroom 3**
11'4" x 10'0" (3.45m x 3.04m)
at maximum points.
- **Bathroom**
10'7" x 4'6" (3.23m x 1.37m)
at maximum points.
- **Garden**
62' x 16' (18.90m x 4.88m)
at maximum points.

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Ground Floor
Approx. 55.3 sq. metres (594.8 sq. feet)

First Floor
Approx. 55.6 sq. metres (599.0 sq. feet)



Total area: approx. 110.9 sq. metres (1193.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is **£1,775.92**

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

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Energy Efficiency Rating	Energy Consumption (kWh/m²/yr)	CO ₂ Emissions (t/m²/yr)
A	15-20	3-5
B	21-25	5-7
C	26-30	7-9
D	31-35	9-11
E	36-40	11-13
F	41-45	13-15
G	46-50	15-17

The EPC shows a rating of E3, with a score of 43. The maximum possible score is 69. The chart also indicates the potential for improvement to a rating of C or B.