

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

Guide Price **£575,000** Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.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 office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

Bramber Cottage, 1 Marine Gap, Whitstable, Kent, CT5 1EN

A charming period cottage enviably positioned within the heart of the desirable conservation area, just off Island Wall and a few seconds from the beach, from where an enjoyable stroll along the seafront will take you to Whitstable's famous working Harbour. The property is conveniently positioned close to the bustling town centre and Harbour Street with its fashionable restaurants and independent shops. Whitstable mainline station is 0.8 of a mile distant.

The bright and spacious accommodation is arranged over three floors to provide an entrance porch, a sitting room open plan to a kitchen/dining room, a bathroom and three double bedrooms. Views across Whitstable Beach and towards the sea can be enjoyed from the upper floors.

To the rear of the property there is a small courtyard garden. The garden area to the front extends to 40ft (11m) and incorporates an area of off-street parking. No onward chain.



Location

Marine gap is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and 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 M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Entrance Porch

• **Sitting Room**
11'5" x 9'8" (3.47m x 2.94m)
at maximum points.

• **Kitchen/Dining Room**
12'10" x 10'2" (3.93m x 3.11m)
at maximum points.

• Bathroom

FIRST FLOOR

• **Bedroom 1**
11'1" x 9'8" (3.39m x 2.94m)
at maximum points.

• Cloakroom

• **Bedroom 3**
6'0" x 12'11" (1.82m x 3.94m)
at maximum points.



SECOND FLOOR

- **Bedroom 2**
10'3" x 12'11" (3.12m x 3.93m)
at maximum points.

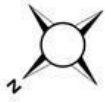
OUTSIDE

- **Garden**
40' x 11' (12.19m x 3.35m)
at maximum points.

Video Tour Available

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





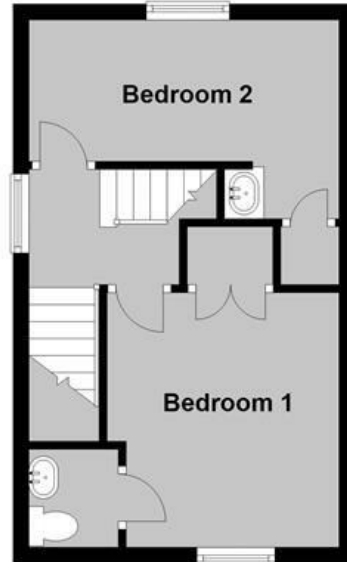
Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



Second Floor

Approx. 17.7 sq. metres (190.4 sq. feet)



Total area: approx. 81.1 sq. metres (873.2 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

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.

Room	Energy Efficiency Rating
Living Room	B
Kitchen	B
Dining Room	B
Sitting Room	B
Bedroom 1	B
Bedroom 2	B
Bathroom	B
Overall Rating	B