

CHRISTOPHER HODGSON



**Whitstable**

**£575,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *Angler's Rest, 1 Rayham Road, Whitstable, Kent, CT5 3DY*

A beautifully presented detached family house situated in a quiet private road on the outskirts of Whitstable, easily accessible to the town centre and within close proximity to supermarkets, schools, bus routes, the seafront and Whitstable station (1.2 miles). The house was built in 2009 by highly regarded local builders Blatch & Green as part of a select development of only three homes.

The comfortably proportioned accommodation is arranged to provide an entrance hall, spacious sitting room, open plan kitchen/breakfast room with double doors leading to the rear garden, and a cloakroom. To the

first floor, there are three generous bedrooms and two bathrooms, including an en-suite shower room and dressing room to the principal bedroom.

The thoughtfully landscaped south-facing rear garden extends to 43ft (13m) and incorporates a paved terrace and decked seating area. A driveway provides off street parking for a number of vehicles and access to the attached garage.



### LOCATION

Rayham Road is a desirable location conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and 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 linking to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall

- Kitchen/Breakfast Room 21'3" x 14'10" (6.48m x 4.52m )
- Sitting Room 14'11" x 13'11" (4.54m x 4.23m)
- Cloakroom

#### FIRST FLOOR

- Bedroom 1 13'11" x 12'0" (4.24m x 3.66m )
- En-Suite Shower Room
- Dressing Room
- Bedroom 2 12'2" x 8'7" (3.71m x 2.62m)
- Bedroom 3 9'11" x 8'10" (3.03m x 2.68m)
- Bathroom

#### OUTSIDE

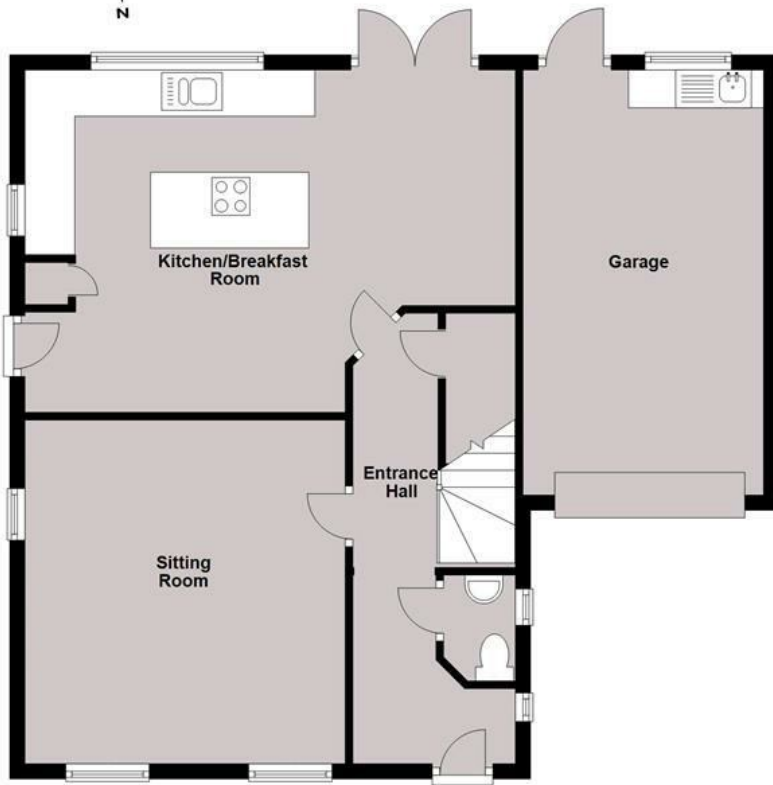
- Garden 43'3" x 41'1" (13.18m x 12.52m)
- Garage 18'5" x 10'5" (5.61m x 3.18m)



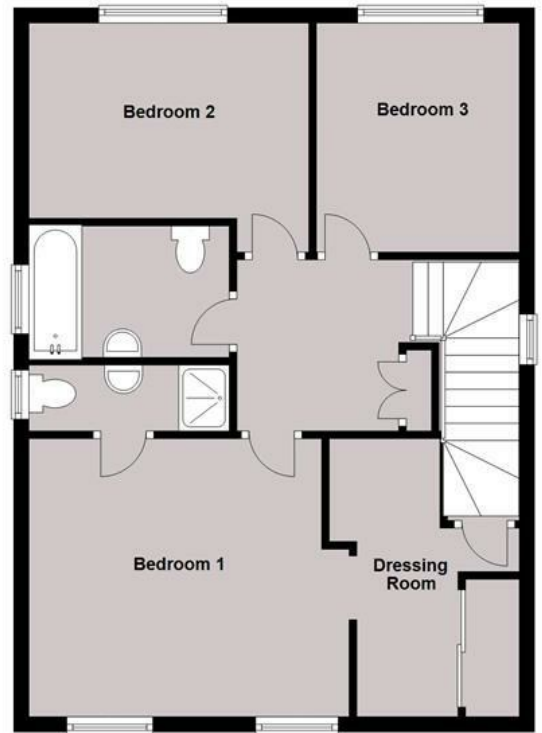




**Ground Floor**  
Approx. 77.7 sq. metres (836.1 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.2 sq. feet)



Total area: approx. 137.0 sq. metres (1474.4 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.**

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Least energy efficient (oldest properties)
A	G
B	
C	
D	
E	
F	
G	
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