

CHRISTOPHER HODGSON



Whitstable

£225,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Flat 6 Admiral House, Wheatley Road, Whitstable, Kent, CT5 1FR

An exceptional second floor apartment forming part of a contemporary building in the heart of central Whitstable. Admiral House is ideally positioned moments from Whitstable's bustling High Street with its wide array of independent shops, cafe bars and popular restaurants. A short stroll will take you to Whitstable's charming pebble beach, and only 320 metres from Whitstable station.

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan living

accommodation incorporating a sitting room/dining area, and a smartly fitted kitchen area, a double bedroom with fitted wardrobes, a stylish shower room, and a store cupboard accessed via the hallway.

The apartment benefits from one allocated parking space.



LOCATION

Wheatley Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins). 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 (taken at maximum points) are:

SECOND FLOOR

- Entrance Hall
- Sitting Room / Dining Area 19'7" x 12'5" (5.99m x 3.80m)
- Kitchen 12'5" x 7'10" (3.80m x 2.40m)
- Bedroom 9'1" x 8'11" (2.79m x 2.74m)

- Shower Room 11'6" x 4'6" (3.52m x 1.38m)

- Store 5'4" x 2'5" (1.65m x 0.75m)

Lease

The property is being sold with the remainder of a 125 year lease granted on 1st June 2013 (subject to confirmation from vendor's solicitor).

Ground Rent

We have been advised that the Ground Rent for 2025/2026 is £250.00 per annum (subject to confirmation from vendor's solicitor).

Service Charge

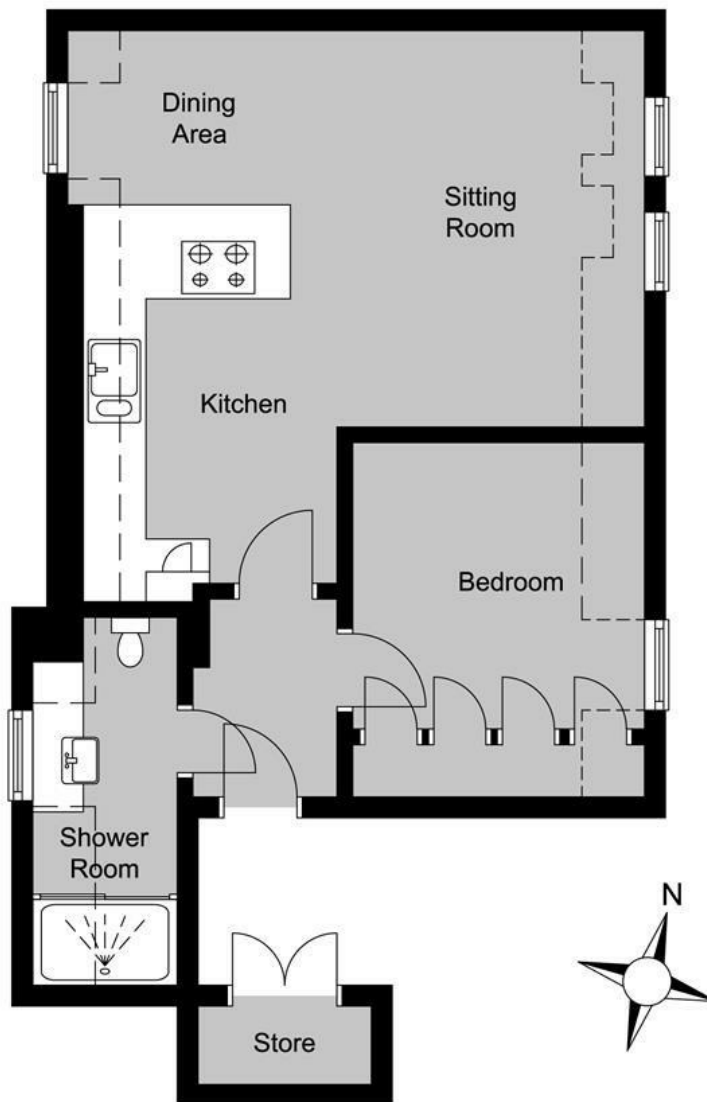
We have been advised that the Service Charge for the year 2025/2026 is £1,141.00 (subject to confirmation from vendor's solicitor).



Second Floor

Main area: approx. 45.0 sq. metres (484.4 sq. feet)

----- Restricted Head Height



Main area: Approx. 45.0 sq. metres (484.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	80	80
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Worst energy efficiency - highest running costs	G		
England & Wales		EPC Display Standard	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

