Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£590,000 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**

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman
Zoopla Smarter property search
rightmove
PrimeLocation.com

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.

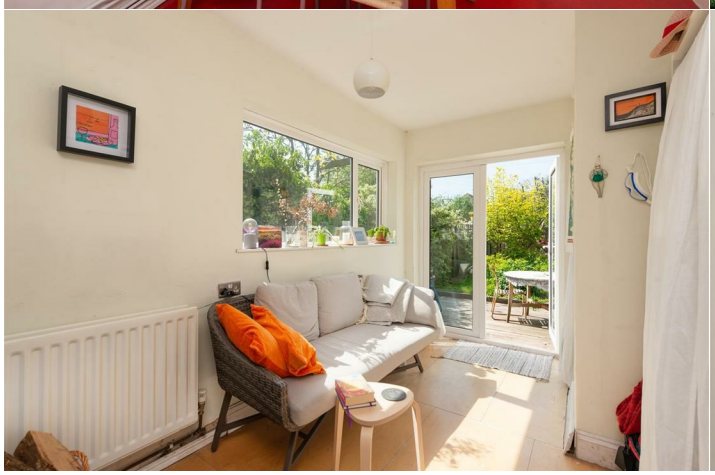
Whitstable

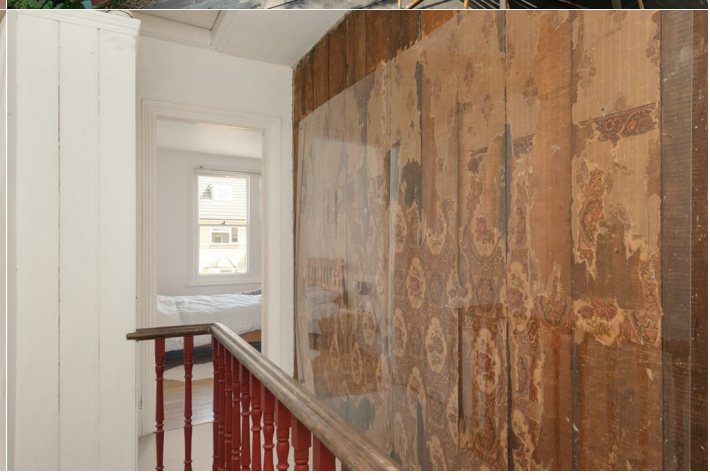
76 Nelson Road, Whitstable, Kent, CT5 1EA

A spacious Victorian home in a prominent position on Whitstable's much sought after Nelson Road, in the heart of the conservation area and moments from the bustling High Street. Whitstable station is a short stroll (0.6 of a mile), and the beach is less than 500 metres distant.

The property has been significantly extended on both floors to provide accommodation of 1157 sq ft (108 sq m) and comprises an entrance hall, sitting room open-plan to a dining area, a kitchen/breakfast room and a garden room. To the first floor there are three generous double bedrooms and a family bathroom.

The delightful South facing garden extends to 86ft (26m) and is well stocked with a variety of shrubs and trees. A decked seating area, just off the garden room, is ideal for outside entertaining.





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:

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
  11'9" x 10'3" (3.58m x 3.13m)
  at maximum points.
- **Dining Area**
  13'3" x 11'6" (4.06m x 3.51m)
  at maximum points.
- **Kitchen/ Breakfast Room**
  17'4" x 8'5" (5.30m x 2.58m)
  at maximum points.
- **Garden Room**
  12'7" x 8'5" (3.86m x 2.58m)
  at maximum points.

FIRST FLOOR

- **Bedroom 1**
  20'9" x 9'0" (6.32m x 2.74m)
  at maximum points.

• **Bedroom 2**
13'5" x 11'6" (4.11m x 3.53m)
at maximum points.

• **Bedroom 3**
11'6" x 8'7" (3.51m x 2.61m)
at maximum points.

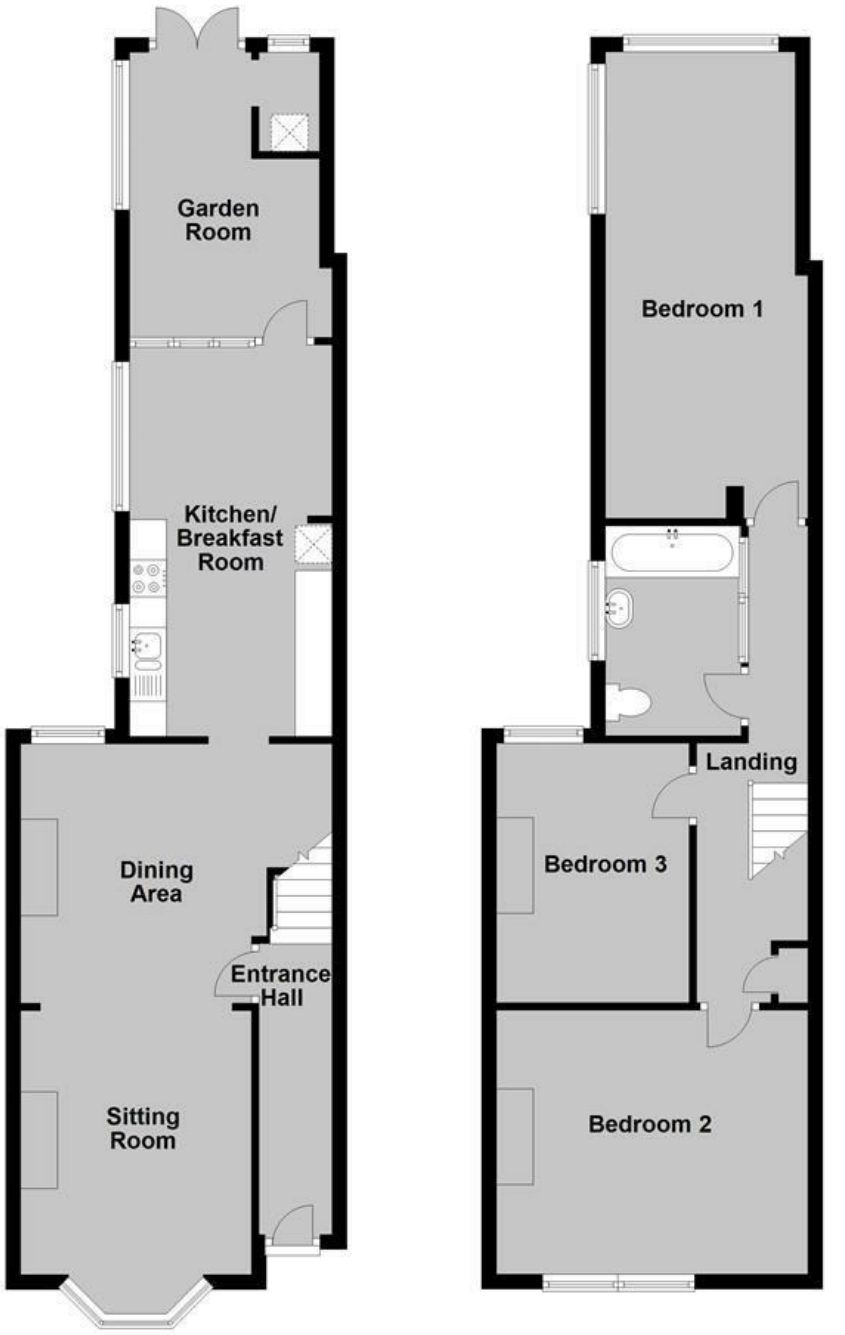
OUTSIDE

• **Garden**
87' x 14' (26.52m x 4.27m)
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. 53.1 sq. metres (571.3 sq. feet)

First Floor
Approx. 54.4 sq. metres (585.5 sq. feet)

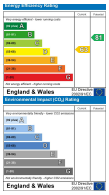


Total area: approx. 107.5 sq. metres (1156.8 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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.



Folio No. 6681/JJ