

CHRISTOPHER HODGSON



Whitstable

£389,500 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

78 All Saints Close, Whitstable, Kent, CT5 1SD

A spacious and smartly presented semi-detached house in a desirable central location, just 0.3 miles from Whitstable mainline railway station, and a short stroll to the bustling town centre which offers a variety of boutique shops and highly regarded restaurants. Whitstable's pebble beach and famous working harbour are less than a mile distant.

The generously proportioned and versatile accommodation comprises an entrance hall, sitting room, a kitchen/dining room and a large conservatory which provides a further reception space. To the first floor there are three bedrooms and a shower room.

Outside, the rear garden enjoys a Westerly aspect and extends to 37ft (11m), incorporating both decked and patio seating areas.

A detached garage with additional parking to the front can be accessed from All Saints Close.



Location

All Saints Close is a popular residential location in close proximity to central Whitstable being accessible to shops, bus routes and train station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of 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:

GROUND FLOOR

- Entrance Hall 16'2" x 5'10" (4.93m x 1.78m)
- Sitting Room 15'3" x 10'11" (4.65m x 3.33m)
- Kitchen/Dining Room 17'4" x 9'11" (5.28m x 3.02m)
- Conservatory 21'11" x 10'9" (6.68m x 3.28m)

FIRST FLOOR

- Bedroom 1 16'11" x 10'10" (5.16m x 3.30m)
- Bedroom 2 10'10" x 8'7" (3.30m x 2.62m)
- Bedroom 3 8'5" x 8'2" (2.57m x 2.49m)
- Shower Room 6' x 5'6" (1.83m x 1.68m)

OUTSIDE

- Garden 37' x 22' (11.28m x 6.71m)

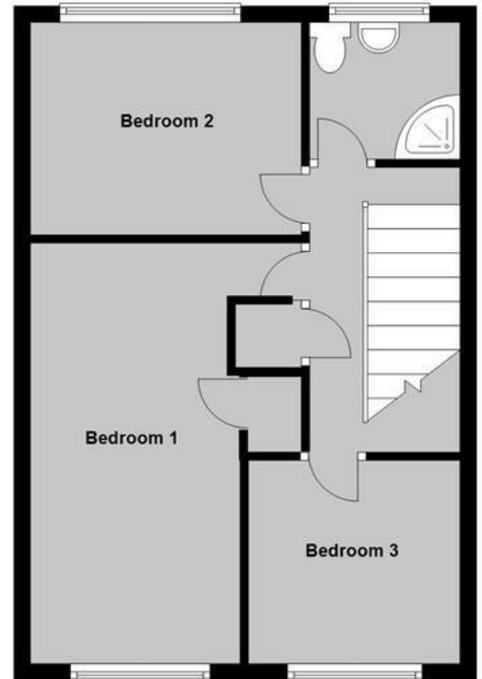




Ground Floor
Approx. 62.6 sq. metres (673.8 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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Energy Efficiency Rating		Current	Target
100 Energy efficient - Green rating zone	A		
75 Energy efficient - Yellow rating zone	B		80
50 Energy efficient - Orange rating zone	C	57	
25 Energy efficient - Red rating zone	D		
10 Energy efficient - Dark red rating zone	E		
1 Energy efficient - Red dark red rating zone	F		
0 Energy efficient - Red dark red rating zone	G		

England & Wales
EPC Directive
2002/91/EC

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