



CHRISTOPHER HODGSON

Whitstable

37 Virginia Road, Whitstable, Kent, CT5 3HY

Freehold

An opportunity to acquire a substantial period house occupying a generous plot in an elevated position, from where it commands far reaching views across Whitstable and towards the sea in the distance. The property enjoys a peaceful setting on the outskirts of Whitstable, within close proximity of amenities and easily accessible to the bustling town centre, seafront and station (1.1 miles).

The spacious and versatile accommodation extends to 3441 sq ft (319 sq m) and now requires a programme of repair and refurbishment throughout, and offers considerable scope to extend and remodel (subject to all necessary consents and approvals being obtained), which once complete would result in a superb family home.

The ground floor is arranged to provide an entrance porch, entrance hall, three reception rooms, a kitchen/breakfast room, conservatory and a cloakroom. The first floor comprises five bedrooms, two bathrooms and a separate cloakroom. To the second floor there is a loft room with further potential.

The rear garden incorporates a detached workshop, and to the front of the property a driveway provides off street parking for several vehicles and access to an integral double garage. The plot has a frontage to Virginia Road of 79ft (24m) and a total depth of 124ft (38m). No onward chain.

Location

Virginia Road is a desirable location conveniently positioned for access to Whitstable and Tankerton, 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 Porch

- Entrance Hall
- Drawing Room 26'4" x 11'3" (8.03m x 3.43m)
- Sitting Room 21'5" x 16'3" (6.52m x 4.95m)
- Dining Room 12'10" x 11'0" (3.90m x 3.35m)
- Breakfast Room 11'0" x 10'6" (3.35m x 3.20m)
- Kitchen 11'0" x 7'6" (3.35m x 2.29m)
- Conservatory 19'8" x 10'10" (5.99m x 3.30m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 21'6" x 16'3" (6.56m x 4.95m)
- En-Suite Shower Room
- Bedroom 2 15'6" x 11'2" (4.72m x 3.41m)
- Bedroom 3 11'8" x 11'0" (3.55m x 3.35m)
- Bedroom 4 13'5" x 10'5" (4.09m x 3.18m)
- Bedroom 5 11'8" x 10'2" (3.56m x 3.10m)

- Cloakroom

- Bathroom 12' x 9'2" (3.66m x 2.79m)

SECOND FLOOR

- Loft Room 15'5" x 11'2" (4.70m x 3.41m)

OUTSIDE

- Integral Double Garage 24'3" x 16'8" (7.39m x 5.08m)

- Garden 79' x 62' (24.08m x 18.90m)

OUTBUILDING

- Workshop 8'2" x 6'3" (2.49m x 1.91m)
- Store 8'2" x 5'4" (2.49m x 1.63m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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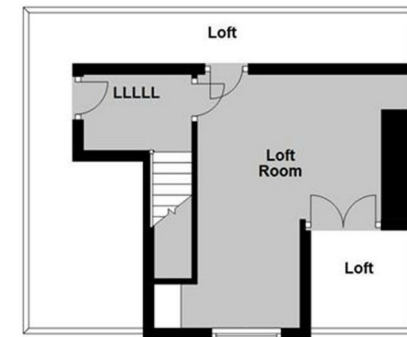
Ground Floor
Approx. 184.4 sq. metres (1985.3 sq. feet)



First Floor
Approx. 115.3 sq. metres (1240.7 sq. feet)



Second Floor
Approx. 20.0 sq. metres (215.6 sq. feet)



Total area: approx. 319.7 sq. metres (3441.5 sq. feet)





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