

CHRISTOPHER HODGSON



**Whitstable**

**£435,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *51 Regent Street, Whitstable, Kent, CT5 1JF*

A significantly extended and beautifully presented Victorian terraced house within the heart of the conservation area, moments from Whitstable's bustling High Street with its eclectic mix of independent shops, galleries and highly regarded eateries, and within close proximity of schools, the beach, the harbour and Whitstable station (0.4 miles).

The property provides bright and spacious accommodation arranged on the ground floor to provide an open-plan sitting/dining room, a kitchen/breakfast room with doors opening to the garden, and a shower room. To the first floor there are two double bedrooms and a large bathroom.

The rear garden extends to 42ft (12.80m) and is predominantly laid to lawn, incorporating a small patio area and a storage shed. There is pedestrian access to the rear via Warwick Road.



### Location

Regent Street is a highly desirable road within the town's conservation area in central Whitstable, 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 mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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

- Sitting/Dining Room 23'0" x 11'7" (7.00m x 3.53m)
- Kitchen 7'5" x 6'6" (2.27m x 2.00m)
- Breakfast Room 9'1" x 6'10" (2.77m x 2.10m)
- Shower Room 6'1" x 4'5" (1.85m x 1.35m)

#### FIRST FLOOR

- Bedroom 1 11'6" x 9'11" (3.53m x 3.04m)
- Bedroom 2 12'8" x 8'4" (3.86m x 2.55m)
- Bathroom 8'11" x 7'5" (2.72m x 2.26m)

#### OUTSIDE

- Garden 42' x 11' (12.80m x 3.35m)

#### Video Tour

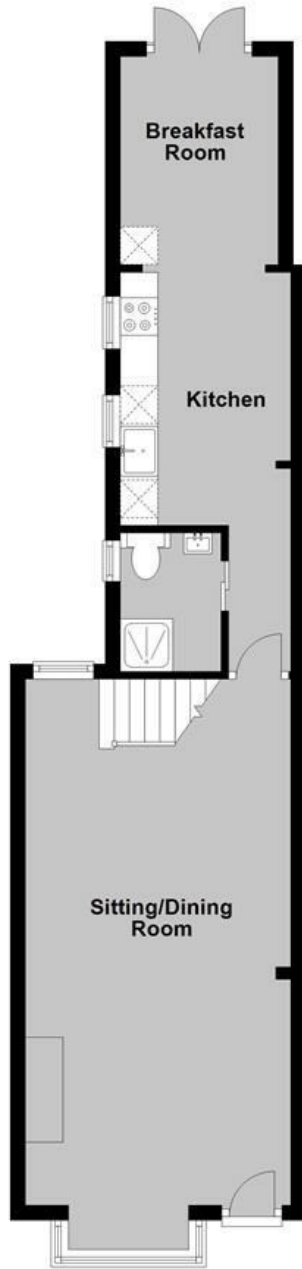
Please view the video tour for this property, and contact us to discuss arranging a viewing.





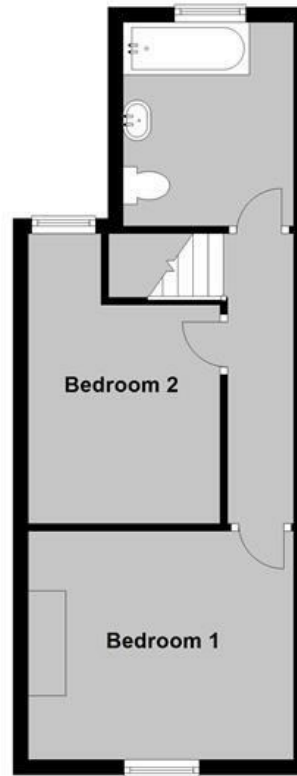
### Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 74.5 sq. metres (802.3 sq. feet)

### Council Tax Band to be confirmed.

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Energy Efficiency Rating		Current	Target
100 Energy efficient (green rating scale)	A		
75 Energy efficient (green rating scale)	B		
50 Energy efficient (green rating scale)	C		
25 Energy efficient (green rating scale)	D		
10 Energy efficient (green rating scale)	E		
5 Energy efficient (green rating scale)	F		
1 Energy efficient (green rating scale)	G		

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