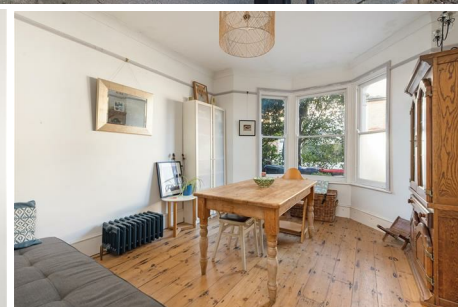
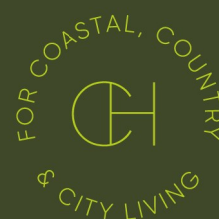


CHRISTOPHER HODGSON



Whitstable

£675,000 Freehold



Whitstable

18 Nelson Road, Whitstable, Kent, CT5 1DR

A substantial period house situated just over 300 metres from Whitstable's charming pebble beach and moments from the High Street with its array of independent shops, highly regarded restaurants and cafe bars. The house enjoys a much sought after position on Nelson Road, within the highly desirable conservation area and just a short stroll from Whitstable station which is 0.5 of a mile distant.

The spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room open plan to a dining room, a large kitchen/breakfast room, a shower room and a cloakroom. The first floor comprises of three

bedrooms, a bathroom, sun room and a balcony. The property also benefits from a studio loft room which offers considerable scope to create further living accommodation (subject to all necessary consents and approvals being obtained).

The rear garden enjoys a South Westerly aspect and extends to 45ft (13m).



LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops, Post Office and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria approximately 1hr 20mins). 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 20'11" x 3'1" (6.40m x 0.94m)
- Open-Plan Sitting/Dining Room 26'0" x 11'10" (7.92m x 3.61m)
- Kitchen/Breakfast Room 21'7" x 8'11" (6.60m x 2.73m)

- Shower Room 7'8" x 5'4" (2.36m x 1.63m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 15'8" x 12'9" (4.80m x 3.89m)
- Bedroom 2 12'11" x 10'2" (3.96m x 3.12m)
- Bedroom 3 10'5" x 8'11" (3.18m x 2.72m)
- Sun Room 8'9" x 8'7" (2.69m x 2.62m)
- Rear Balcony 9'11" x 9'1" (3.02m x 2.77m)
- Bathroom 11'0" x 5'8" (3.35m x 1.73m)

SECOND FLOOR

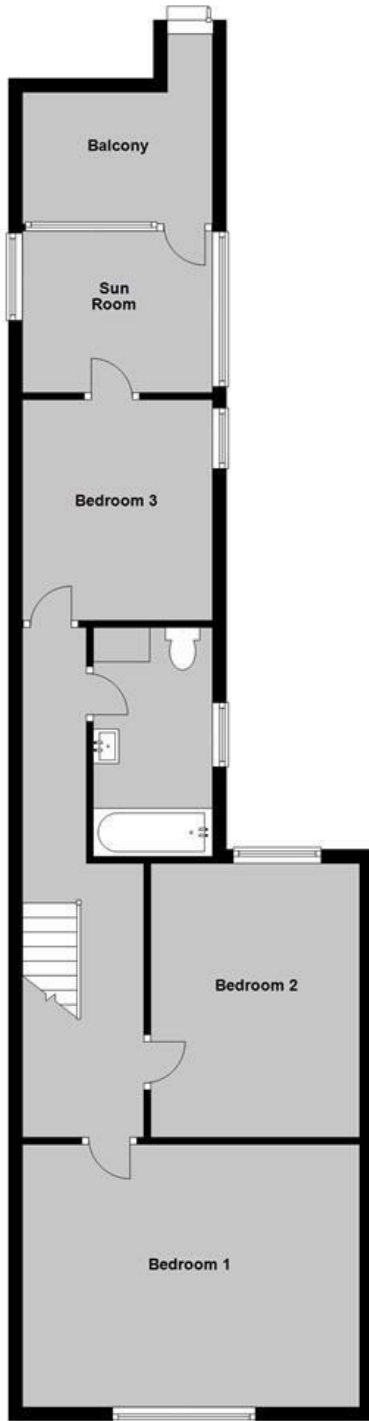
- Loft Room 15'7" x 14'2" (4.75m x 4.34m)

OUTSIDE

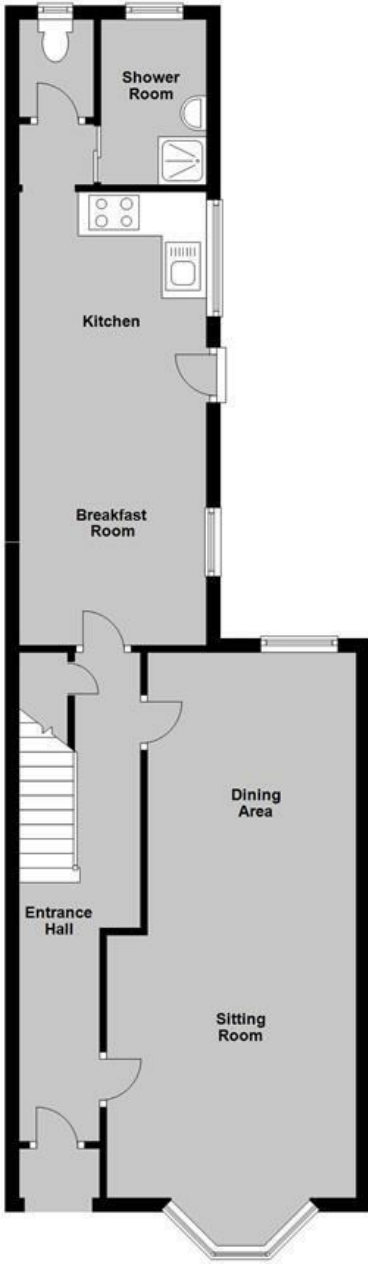
- Garden 45' x 15' (13.72m x 4.57m)



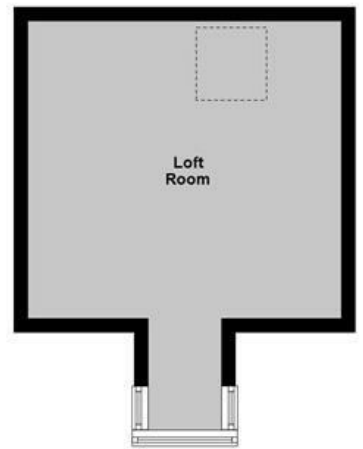
First Floor
Approx. 70.4 sq. metres (757.5 sq. feet)



Ground Floor
Approx. 64.4 sq. metres (693.5 sq. feet)



Second Floor
Approx. 21.5 sq. metres (231.3 sq. feet)



Total area: approx. 156.3 sq. metres (1682.3 sq. feet)

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

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 (A)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)	61	76
Needs Improvement (D)	Needs Improvement (D)		
Poor (E)	Poor (E)		
Very Poor (F)	Very Poor (F)		
Very Poor (G)	Very Poor (G)		

England & Wales

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

