

CHRISTOPHER HODGSON



Whitstable

£675,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



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

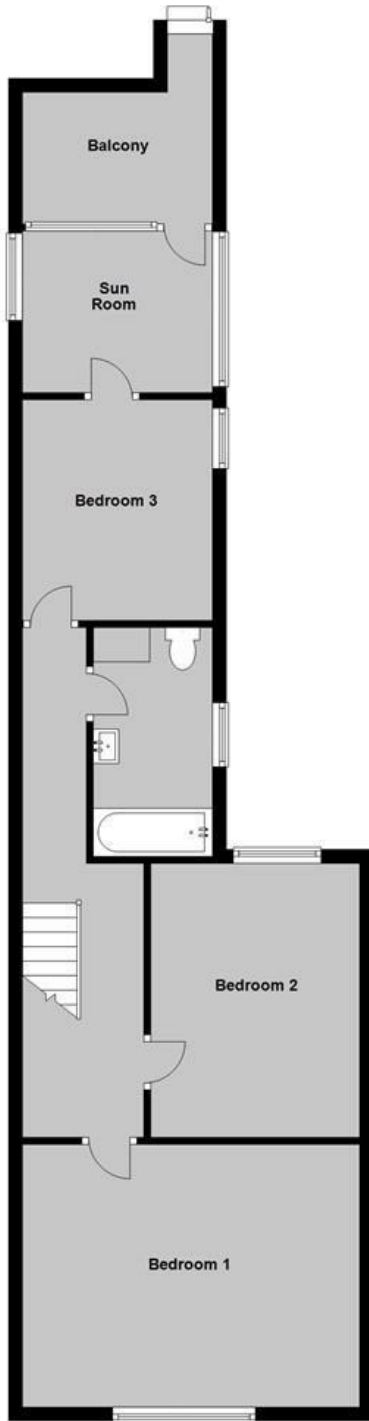
- Loft Room 15'7" x 14'2" (4.75m x 4.34m)

OUTSIDE

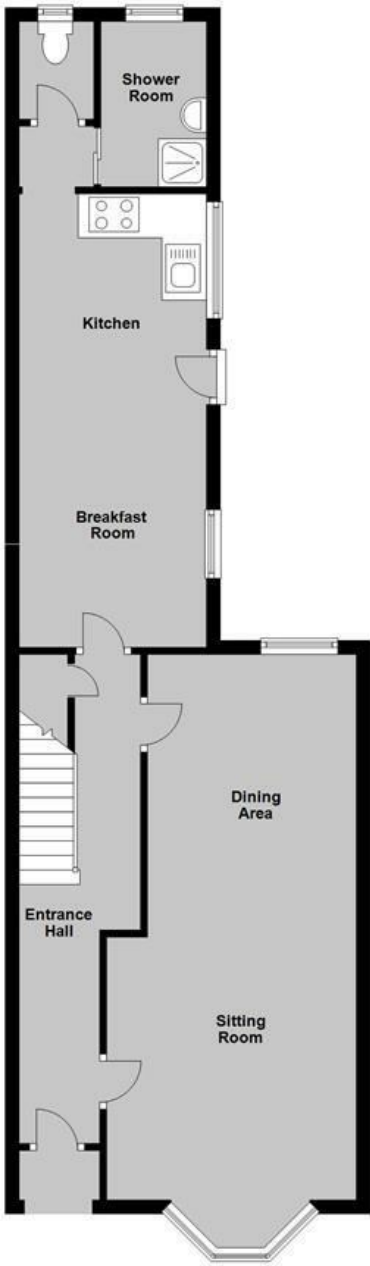
- Garden 45' x 15' (13.72m x 4.57m)



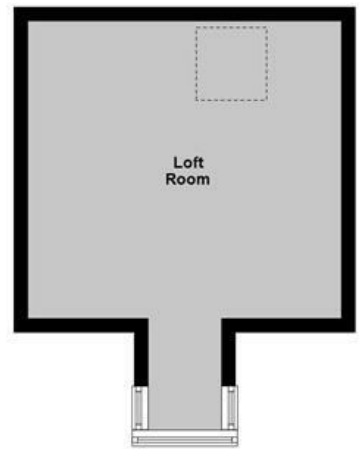
First Floor
Approx. 70.4 sq. metres (757.5 sq. feet)



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.

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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

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