

CHRISTOPHER HODGSON



Whitstable
£400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

43 Grimshill Road, Whitstable, Kent, CT5 4LL

A spacious and smartly presented semi-detached family home conveniently positioned within walking distance of Whitstable station (0.6 miles) and High Street (0.7 miles) where a variety of independent shops, cafés and popular restaurants can be found. Whitstable's pebble beach, working harbour, schools and bus routes are also easily accessible.

The property provides comfortably proportioned accommodation arranged on the ground floor to provide

an entrance porch, entrance hall, sitting room, dining room, conservatory, kitchen and a cloakroom. The first floor comprises three bedrooms and a well appointed family bathroom.

The rear garden enjoys a South Easterly aspect, extending to 77ft (23m) and is mainly laid to lawn with a large decked seating area. The former garage has been converted to create a garden studio, which is currently used as a study. A block paved driveway provides an area of off street parking.



LOCATION

Grimshill Road is a sought after residential location with it being conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 1 of a mile distant and offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch 8'10" x 1'8" (2.69m x 0.51m)
- Entrance Hall 15'1" x 3'3" (4.60m x 0.99m)

- Sitting Room 12'9" x 11'8" (3.89m x 3.56m)
- Dining Room 11'11" x 10'10" (3.63m x 3.30m)
- Kitchen 15'0" x 5'10" (4.58m x 1.78m)
- Conservatory 11'1" x 6'11" (3.38m x 2.11m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 11'11" x 10'11" (3.63m x 3.33m)
- Bedroom 2 10'11" x 10'10" (3.33m x 3.30m)
- Bedroom 3 7'10" x 6'5" (2.38m x 1.95m)
- Bathroom 6'6" x 5'10" (1.98m x 1.78m)

OUTSIDE

- Garden Studio 16'5" x 7'3" (5.01m x 2.22m)
- Garden 77' x 25' (23.47m x 7.62m)





Total area: approx. 99.6 sq. metres (1071.5 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	
Energy Efficiency Class	Score
Band A	81-92
Band B	69-80
Band C	55-68
Band D	39-54
Band E	21-38
Band F	9-20
Band G	1-8

For more information visit: www.gov.uk/government/organisations/energy-efficiency-rating

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