



CHRISTOPHER HODGSON

Whitstable

5 Tower Parade, Whitstable, Kent, CT5 2BJ

Freehold

A substantial townhouse enviably positioned moments from Whitstable's charming pebble beach and famous working harbour, from where it commands views towards the sea. The property is ideally situated for access to both central Whitstable and Tankerton where an array of independent shops and highly regarded restaurants can be found. Whitstable mainline station is within short walking distance (0.6 miles).

Created by the current owner from the highly successful conversion of a mixed use property with a shop front on Tower Parade, this attractive period building now provides beautifully presented accommodation arranged over four floors, totalling 238 sq m (2564 sq ft).

The ground floor comprises an entrance hall, a living/dining room within the former shop premises, a kitchen with doors opening to a raised decked terrace, a study and a cloakroom. To the first and second floors there are three bedrooms and two bathrooms (including one en-suite) and a large sitting room with a balcony, which

could be utilised as a bedroom if desired. There are views towards the sea and of the Isle of Sheppey from the upper floors. The property also benefits from a spacious basement with cloakroom and utility area.

Outside, the South facing rear garden incorporates a raised decked terrace, a paved courtyard and two separate outbuildings which provide ancillary accommodation, each with a bedroom and en-suite shower room, both currently generating excellent additional income via short term holiday lets.

One of the outbuildings was converted from a former garage, accessed via Northwood Road, which could be reinstated to provide off street parking (subject to all necessary consents and approvals being obtained).

LOCATION

Tower Parade is a convenient and desirable location just a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Living Room/ Dining Room 23'1" x 12'9" (7.04m x 3.89m)
- Kitchen 11'7" x 9'10" (3.53m x 3.00m)
- Study 10'5" x 6'11" (3.18m x 2.11m)
- Cloakroom

FIRST FLOOR

- Sitting Room / Bedroom 15'9" x 13' (4.80m x 3.96m)
- Balcony
- Bedroom 2 12'4" x 11' (3.76m x 3.35m)
- Bedroom 3 11'7" x 9'10" (3.53m x 3.00m)
- En-Suite Shower Room 6'9" x 4'9" (2.06m x 1.45m)

SECOND FLOOR

- Bedroom 1 15'8" x 13'1" (4.80m x 3.99m)
- Bathroom 12'4" x 10'7" (3.78m x 3.23m)

BASEMENT

- Basement 30'4" x 16'4" (9.25m x 4.98m)
- Utility Room
- Cloakroom

OUTSIDE

- Garden 44' x 18' (13.41m x 5.49m)

ANNEXE 1

- Living Room / Bedroom 15'6" x 12'3" (4.72m x 3.73m)
- En-Suite Shower Room

ANNEXE 2

- Bedroom 11'6" x 9'3" (3.51m x 2.82m)
- En-Suite Shower Room

VIDEO TOUR

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





BOARDWORX

BEACH LIFE FREELY

cskins IG

SURE SHOP





Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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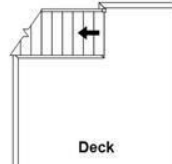
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

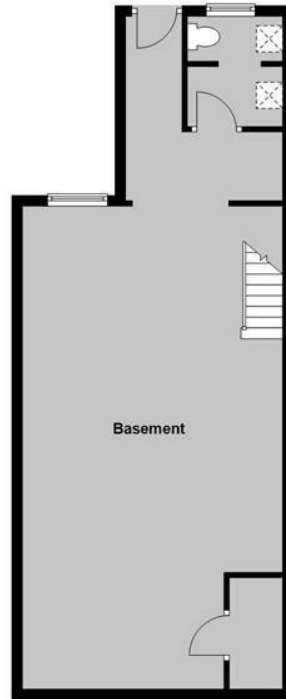
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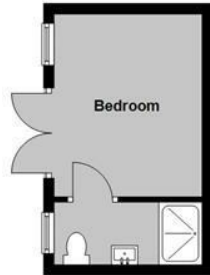
Ground Floor
Approx. 56.9 sq. metres (612.0 sq. feet)



Basement
Approx. 56.9 sq. metres (612.7 sq. feet)



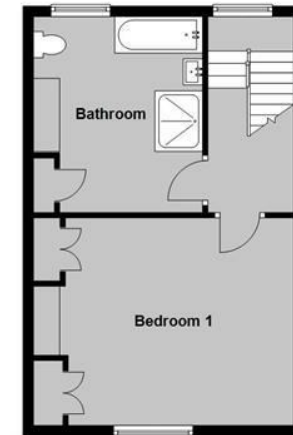
Annexes
Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor
Approx. 49.5 sq. metres (532.3 sq. feet)



Second Floor
Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 238.2 sq. metres (2564.4 sq. feet)





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