

CHRISTOPHER HODGSON



Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

29 Clare Road, Whitstable, Kent, CT5 2EL

An attractive period house ideally situated in a prime location less than 500 metres from Whitstable station. Clare Road is ideally positioned for access to both Whitstable and Tankerton, shops, cafés, restaurants, bus routes and the seafront.

This spacious and smartly presented family home provides 1093 sq ft (102 sq m) of accommodation arranged on the ground floor to comprise an entrance hall, generous sitting

room with bay window, a dining room and a large kitchen/breakfast room. To the first floor there are three double bedrooms, a shower room and a separate cloakroom.

The rear garden extends to 45ft (13m) and has been thoughtfully landscaped for ease of maintenance, incorporating an area of raised decking.



LOCATION

Clare Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.3 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre 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 markets. 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.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 11'4" x 11'3" (3.45m x 3.43m)
- Dining Room 11'5" x 9'5" (3.48m x 2.87m)
- Kitchen/Breakfast Room 21'10" x 9'5" (6.65m x 2.87m)

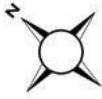
FIRST FLOOR

- Bedroom 1 14'11" x 11'3" (4.55m x 3.43m)
- Bedroom 2 11'6" x 9'5" (3.51m x 2.87m)
- Bedroom 3 9'9" x 9'6" (2.97m x 2.90m)
- Shower Room 8'6" x 6'6" (2.59m x 1.98m)
- Cloakroom 4'1" x 3' (1.24m x 0.91m)

OUTSIDE

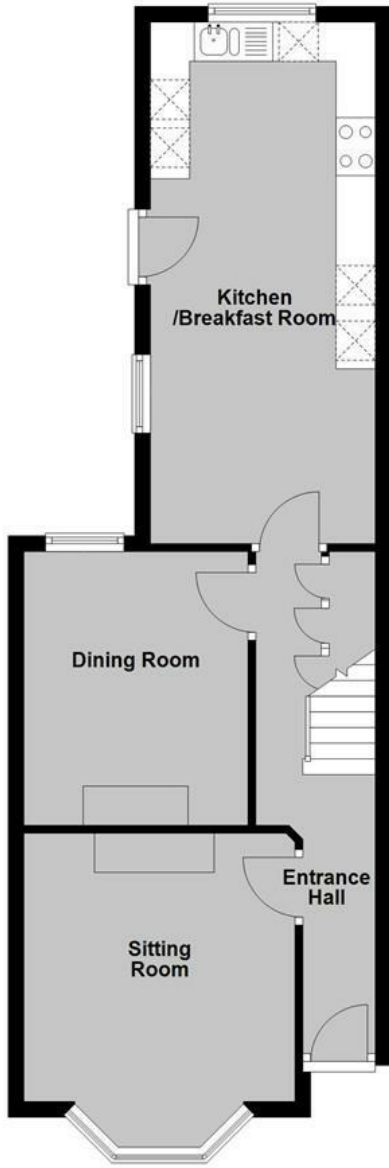
- Garden 45' x 15' (13.72m x 4.57m)





Ground Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



Total area: approx. 101.6 sq. metres (1093.6 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	Potential
74	85
The energy efficiency class of the property is A . The potential energy efficiency class of the property is B . The energy efficiency class of the property is C . The potential energy efficiency class of the property is D . The energy efficiency class of the property is E . The potential energy efficiency class of the property is F . The energy efficiency class of the property is G .	
England & Wales EPC Energy Rating Scheme 2023/2024	

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