

CHRISTOPHER HODGSON



Whitstable

£650,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

14 Cromwell Road, Whitstable, Kent, CT5 1NW

An impressive Victorian house ideally positioned moments from Whitstable's bustling High Street with its wide array of independent shops, café bars and popular restaurants, highly regarded schools, a short walk to Whitstable's pebble beach and less than half a mile from the station.

This beautifully presented family home provides 1300 sq ft (120 sq m) of bright and spacious accommodation which has been tastefully presented by the current owners in smart contemporary style. The ground floor has been extended to the rear and is arranged to provide a covered entrance porch, entrance hall, sitting room with wood burning stove and square bay window, a further reception room (currently used as a study/work room) with

doors opening to the garden, and a fantastic open-plan kitchen/dining room. To the first floor there are three double bedrooms and a luxurious family bathroom. In addition, there is a balcony accessed from the principal bedroom.

The secluded rear garden enjoys a Southerly aspect and extends to 88ft (26m) incorporating a decked seating area, and an area laid to lawn with planted borders. To the rear of the garden there is an area of hard-standing which provides off street parking for two vehicles; a rare commodity in this central location.



LOCATION

Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides 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 accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Covered Entrance Porch
- Entrance Hall 22'4" x 4'11" (6.81m x 1.50m)
- Sitting Room 12'3" x 11'8" (3.74m x 3.56m)
- Reception Room 12'4" x 10'3" (3.75m x 3.12m)
- Dining Room 22'7" x 9'5" (6.88m x 2.88m)
- Kitchen 10'5" x 9'5" (3.17m x 2.88m)

FIRST FLOOR

- Bedroom 1 15'5" x 12'5" (4.70m x 3.78m)



- Bedroom 2 9'7" x 9'5" (2.93m x 2.88m)
- Bedroom 3 12'1" x 10'2" (3.69m x 3.11m)
- Bathroom 11'11" x 6'9" (3.63m x 2.06m)

OUTSIDE

- Garden 88' x 16' (26.82m x 4.88m)

• Off Street Parking

To the rear of the garden there is an area of hard standing which provides parking for two vehicles, accessed via Bisson's Car Park, from Cromwell Road.

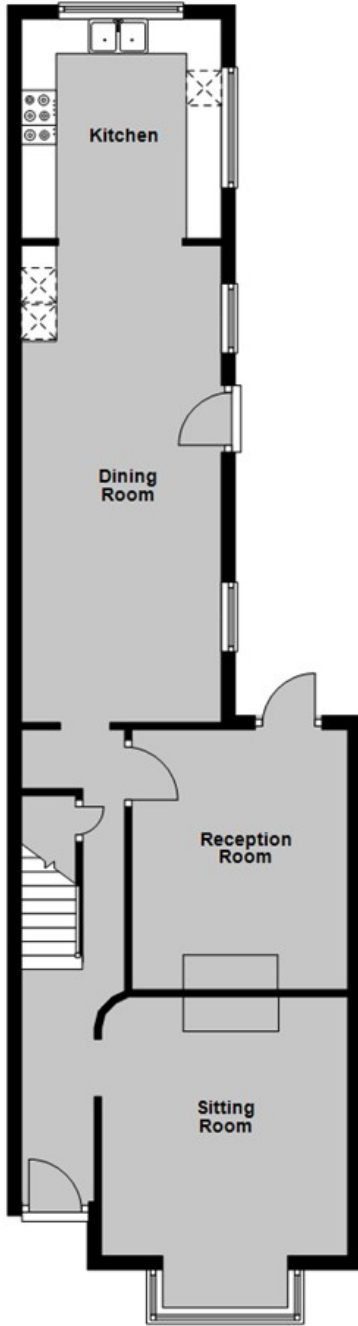
VIDEO TOUR

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



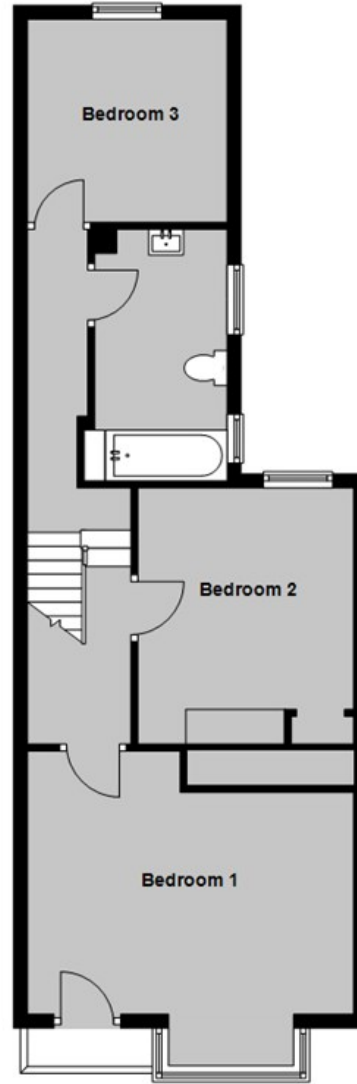
Ground Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



First Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 120.8 sq. metres (1300.6 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	Target
100 Energy efficient Green rating scale	A		B2
95-100 Energy efficient Green rating scale	B		
80-95 Energy efficient Amber rating scale	C	65	
65-80 Energy efficient Amber rating scale	D		
50-65 Energy efficient Red rating scale	E		
35-50 Energy efficient Red rating scale	F		
1-35 Energy inefficient Red rating scale	G		

England & Wales
EPC Director
2023/01/01

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