

CHRISTOPHER HODGSON



Whitstable

£600,000 Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Whitstable

## *Bluebells, 184 Cromwell Road, Whitstable, Kent, CT5 1NE*

A superb period house in a much sought after central location, conveniently positioned moments from Whitstable's working harbour, the beach, station (0.4 miles distant) and High Street, with its mix of independent shops and highly regarded restaurants.

The spacious and beautifully presented accommodation has been sympathetically refurbished throughout by the current owners, and is arranged to provide a covered entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room, three double bedrooms, a luxurious family bathroom and a ground floor cloakroom.

The well stocked rear garden is a particularly attractive feature of the property, extending to 70ft (21m) and incorporates a storage shed. There is an area for off-street parking to the rear of the garden accessed via the 10ft right of way from Cromwell Road (subject to obtaining all necessary consents and approvals).

No onward chain.



### 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 water sport 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
- Sitting Room 11'4" x 10'11" (3.45m x 3.33m)
- Dining Room 14'4" x 11'3" (4.37m x 3.43m)
- Kitchen/Breakfast Room 15'8" x 9'4" (4.78m x 2.84m)
- Cloakroom 6'2" x 2'8" (1.88m x 0.81m)

#### FIRST FLOOR

- Bedroom 1 14'5" x 11'3" (4.39m x 3.43m)
- Bedroom 2 11'4" x 9'7" (3.45m x 2.92m)
- Bedroom 3 9'4" x 9'1" (2.84m x 2.77m)
- Bathroom 9'5" x 9'1" (2.87m x 2.77m)

#### OUTSIDE

- Garden 70" x 14'8" (21.34m x 4.47m)

#### VIDEO TOUR

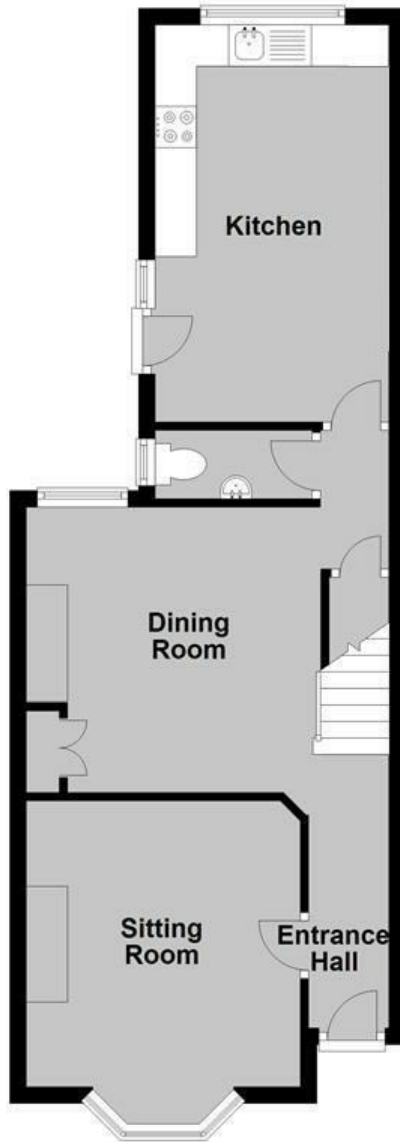
Please view the video tour for this property, and contact us to discuss arranging a viewing.





### Ground Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



### First Floor

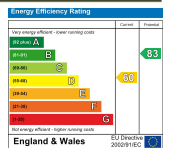
Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 94.6 sq. metres (1018.4 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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