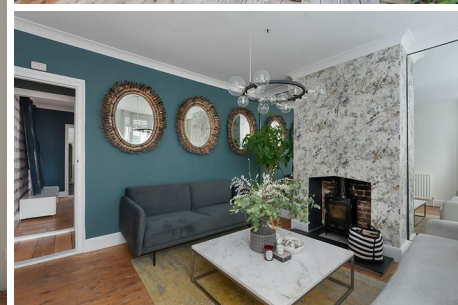
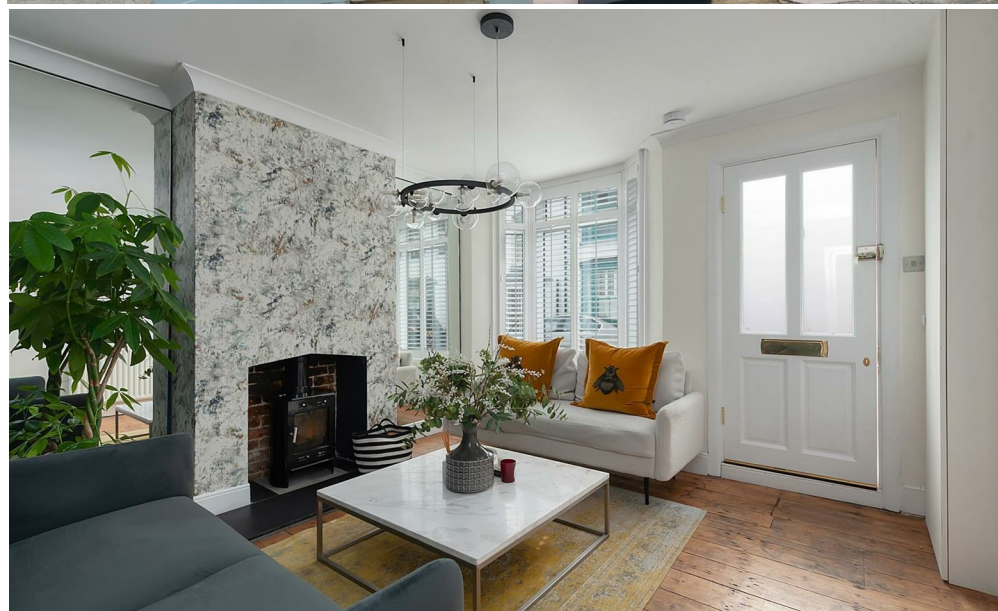


CHRISTOPHER HODGSON



Whitstable

£460,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

Samphire Cottage, 17 Argyle Road, Whitstable, Kent, CT5 1JS

A beautifully presented Victorian terraced house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is half a mile distant.

The accommodation is presented to a high standard throughout and is arranged on the ground floor to provide a sitting room with wood burning stove, a dining room

leading to a smartly fitted kitchen, and a cloakroom. The first floor comprises two double bedrooms and a luxurious bathroom which includes a freestanding bath and separate shower enclosure.

The rear garden extends to 21ft (6m) has been designed for ease of maintenance, and incorporates a decked terrace. The garden has pedestrian access from the rear, via an alleyway from Argyle Road.



LOCATION

Argyle Road is conveniently situated within the popular Conservation area being accessible to local schools, the harbour and seafront and the town centre where a choice of individual shops, leisure amenities and restaurants can be found. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Sitting Room 12' x 11'5" (3.66m x 3.48m)
- Dining Room 12' x 11' (3.66m x 3.35m)

- Kitchen 14'8" x 6'10" (4.47m x 2.08m)

- Cloakroom 6'3" x 3'9" (1.91m x 1.14m)

FIRST FLOOR

- Bedroom 1 12'3" x 8'10" (3.73m x 2.69m)
- Bedroom 2 11'3" x 9'5" (3.43m x 2.86m)
- Bathroom 10' x 6'8" (3.05m x 2.03m)

OUTSIDE

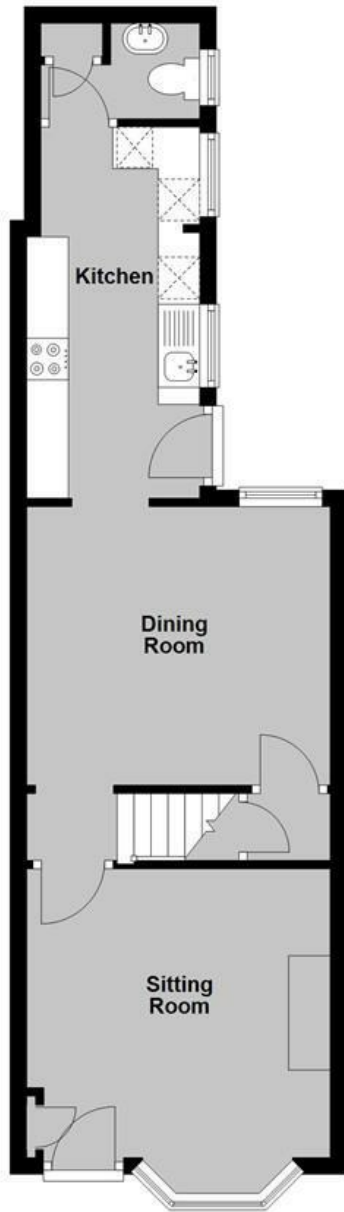
- Garden 21' x 12' (6.40m x 3.66m)





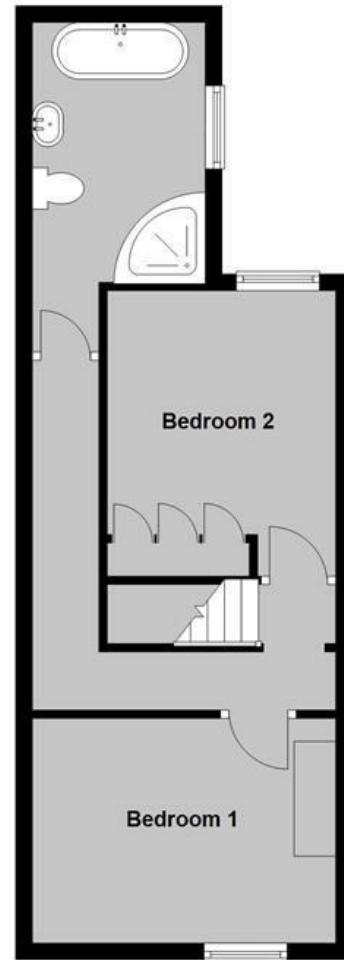
Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating: 88 (Current), 93 (Potential)

England & Wales

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