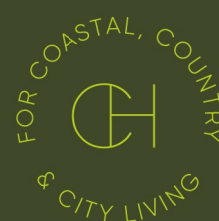


CHRISTOPHER HODGSON



Whitstable

£375,000 Freehold



Whitstable

8 The Heights, Whitstable, Kent, CT5 4PT

This spacious semi-detached property is conveniently situated in a desirable location close to bus routes, within walking distance of the bustling town centre and station (1.4 miles) and easily accessible to Whitstable's pebble beach, schooling options, supermarkets and Estuary View medical centre.

The comfortably proportioned accommodation would now benefit from a programme of updating and improvement, and is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room open-plan to a dining room, kitchen, shower room and a conservatory. To the first floor there are two double bedrooms.

The property occupies a generous plot, and there is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The South Westerly facing rear garden wraps around the property on two sides and incorporates a pond, greenhouse, and a workshop. A detached garage and driveway provide off street parking for several vehicles. No onward chain.



LOCATION

The Heights is a much sought after location in the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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

- Entrance Hall 15'4" x 9'3" (4.67m x 2.82m)
- Sitting Room 12'9" x 11'0" (3.88m x 3.36m)

- Dining Room 17'1" x 11'0" (5.20m x 3.36m)
- Conservatory 9'9" x 6'10" (2.97m x 2.08m)
- Kitchen 12'8" x 9'2" (3.85m x 2.79m)
- Shower Room 7' x 5'7" (2.13m x 1.70m)

FIRST FLOOR

- Bedroom 1 16'7" x 10'11" (5.05m x 3.34m)
- Bedroom 2 12'3" x 9'4" (3.74m x 2.84m)

OUTSIDE

- Garden 52' x 27' (15.85m x 8.23m)
- Garage 16'3" x 9'6" (4.95m x 2.90m)



