

CHRISTOPHER HODGSON



Whitstable

£325,000 Freehold



Whitstable

101 South Street, Whitstable, Kent, CT5 3EL

A spacious semi-detached house situated in a desirable location within close proximity of Tesco supermarket, a short walk to Whitstable station (0.8 miles), and easily accessible to the bustling town centre and Tankerton seafront.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a spacious sitting room, and an open-plan kitchen/dining room. The first floor comprises three bedrooms and a smartly fitted shower room.

There is considerable potential to extend and remodel the existing accommodation to create a larger family home (subject to all necessary consents and approvals being obtained).

The landscaped rear garden enjoys a Westerly aspect and extends to 67ft (20m), incorporating a detached outbuilding which comprises of a utility room and cloakroom.



LOCATION

South Street is a desirable location conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broadleaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and 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 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 18'1" x 12'8" (5.51m x 3.86m)
- Dining Room 10'6" x 8'8" (3.20m x 2.64m)
- Kitchen 10'6" x 9'1" (3.20m x 2.77m)

FIRST FLOOR

- Bedroom 1 12'9" x 10'8" (3.89m x 3.24m)
- Bedroom 2 10'6" x 10'6" (3.20m x 3.20m)
- Bedroom 3 9'8" x 6'9" (2.95m x 2.06m)
- Shower Room

OUTSIDE





- Garden 67' x 24' (20.42m x 7.32m)
- Outbuilding / Utility Room 8'6" x 4'0" (2.59m x 1.23m)



