

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:

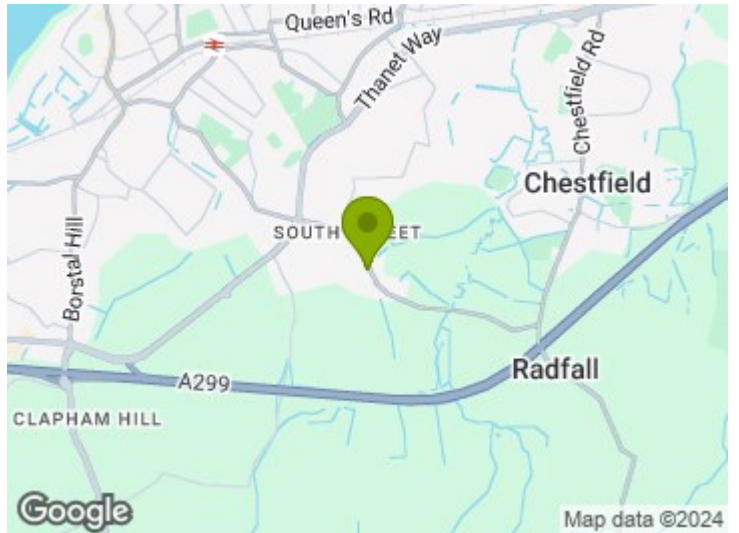
#### GROUND FLOOR

- 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

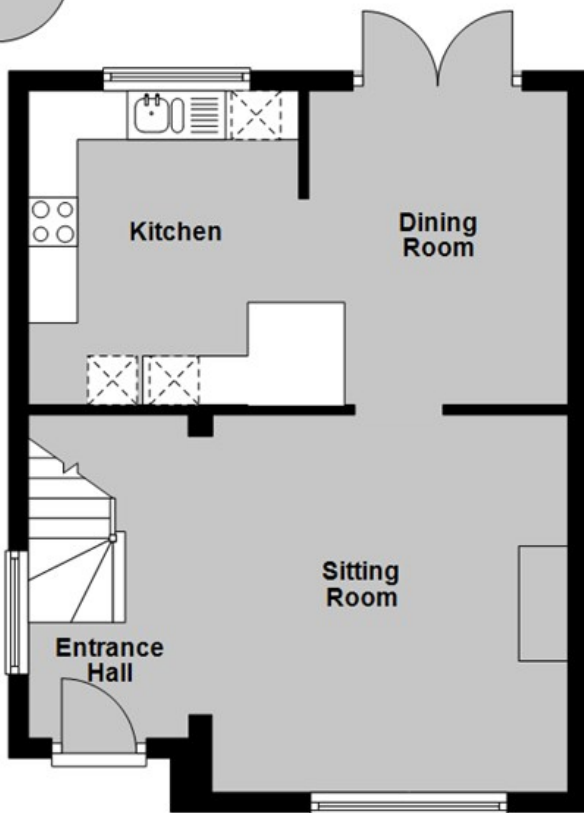
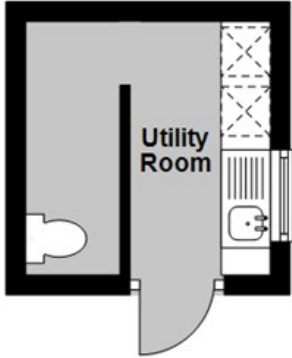


- Garden 67' x 24' (20.42m x 7.32m)
- Outbuilding / Utility Room 8'6" x 4'0" (2.59m x 1.23m)



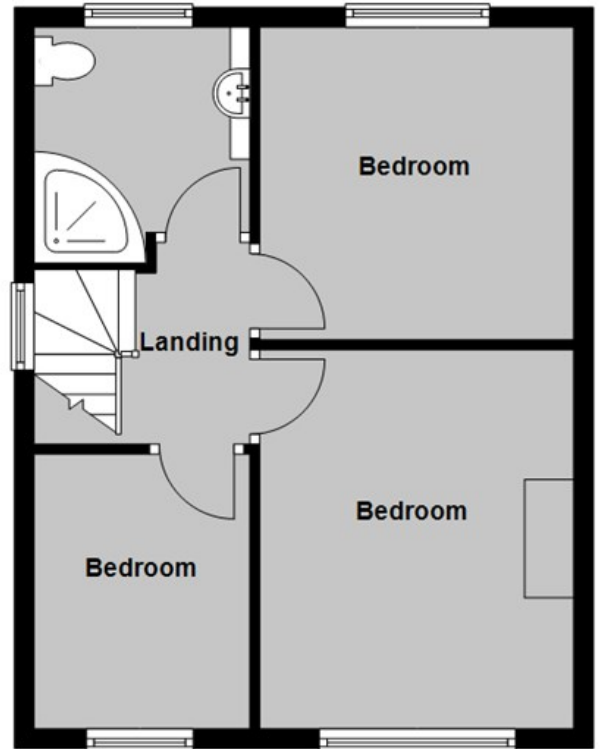
## Ground Floor

Main area: approx. 38.5 sq. metres (414.2 sq. feet)  
Plus outbuildings, approx. 5.9 sq. metres (63.8 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Main area: Approx. 77.9 sq. metres (838.9 sq. feet)

Plus outbuildings, approx. 5.9 sq. metres (63.8 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current	Potential
<b>A</b>	<b>B</b>
72	88
<small>Energy Efficiency Rating (EPC) scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</small>	
<small>England &amp; Wales EPC Rating Scale 2008-2012</small>	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

