

CHRISTOPHER HODGSON



**Whitstable**

**£750,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING





# Whitstable

## *Sam Invicta Road, Whitstable, Kent, CT5 1PN*

A substantial detached bungalow situated on a desirable private road within close proximity to Whitstable Community College, Church Street playing fields, supermarkets, Whitstable station (0.5 miles) and a short stroll from the bustling High Street with its array of independent shops and highly regarded restaurants.

The beautifully presented accommodation totals approximately 1381 sq ft (128 sq m) and is arranged to provide an entrance porch, entrance hall, sitting room, a stylish open-plan kitchen/dining room, three generous double bedrooms with an en-suite shower room to the

principal bedroom, a study/fourth bedroom and a shower room.

The property occupies an exceptionally generous plot, with a frontage to Invicta Road of 50ft (15m) and an overall depth of 250ft (76m).

The rear garden extends to 150ft (45m) and incorporates an Indian Sandstone terrace, a summer house and a spacious outbuilding which would suit a variety of uses. A detached garage and driveway provide off road parking for a number of vehicles.



### LOCATION

Invicta Road is a sought after residential location and is conveniently positioned for access to schools, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80minutes) with high speed links to London St Pancras (approximately 73mins). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable is an increasingly popular and fashionable town by the sea which is located on the Kent coast. The town is well served by a variety of high street and individual retailers and a variety of watersports activities can be enjoyed at the beach.

### ACCOMMODATION

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

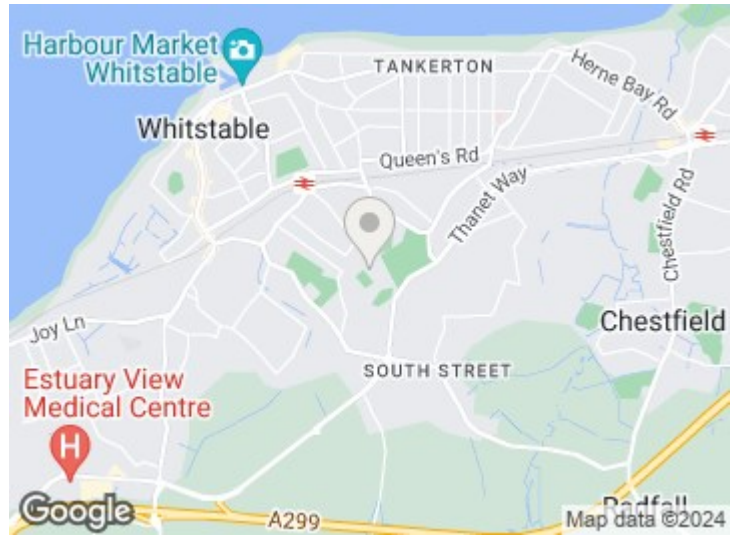
#### GROUND FLOOR

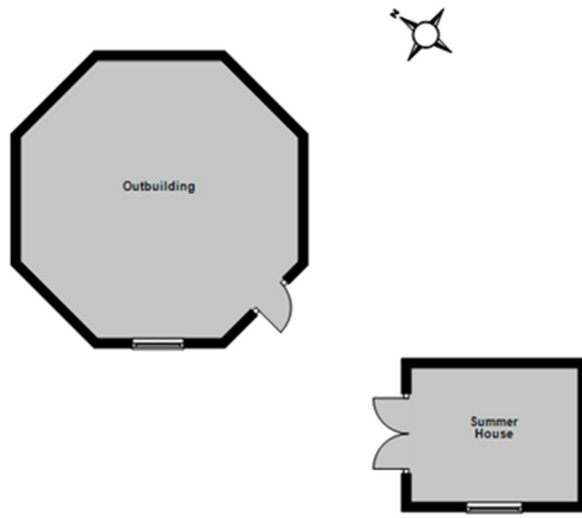
- Entrance Porch 5'6" x 4'9" (1.68m x 1.45m)
- Entrance Hall 21'3" x 11'5" (6.48m x 3.48m)
- Sitting Room 15'8" x 15'3" (4.78m x 4.65m)
- Kitchen 14'9" x 9'6" (4.50m x 2.90m)

- Dining Room 13'5" x 10'6" (4.09m x 3.20m)
- Bedroom 1 18'3" x 11'10" (5.56m x 3.61m)
- En-Suite Shower Room 6'5" x 6'1" (1.96m x 1.85m)
- Bedroom 2 13'5" x 10'11" (4.09m x 3.33m)
- Bedroom 3 11'10" x 10'9" (3.61m x 3.28m)
- Bedroom 4/Study 10'3" x 7'9" (3.12m x 2.36m)
- Shower Room 9'7" x 8'9" (2.92m x 2.67m)

#### OUTSIDE

- Garden 150' x 47' (45.72m x 14.33m)
- Garage 17'5" x 9' (5.31m x 2.74m)
- Summer House 11'7" x 9'6" (3.53m x 2.90m)
- Outbuilding 19'8" x 19'8" (5.99m x 5.99m)





**Ground Floor**  
 Main area approx. 128.3 sq. metres (1381.5 sq. feet)  
 Plus garages approx. 14.6 sq. metres (157 sq. feet)  
 Plus outbuildings approx. 40.7 sq. metres (438.4 sq. feet)



**Main area: Approx. 128.3 sq. metres (1381.5 sq. feet)**  
 Plus garages approx. 14.6 sq. metres (157 sq. feet)  
 Plus outbuildings approx. 40.7 sq. metres (438.4 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77**

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C		
70-75 Energy efficient Green rating scale	D		
60-65 Energy efficient Green rating scale	E		
50-55 Energy efficient Green rating scale	F		
45-50 Energy efficient Green rating scale	G		
40-45 Energy efficient Green rating scale	H		
35-40 Energy efficient Green rating scale	I		
30-35 Energy efficient Green rating scale	J		
25-30 Energy efficient Green rating scale	K		
20-25 Energy efficient Green rating scale	L		
15-20 Energy efficient Green rating scale	M		
10-15 Energy efficient Green rating scale	N		
5-10 Energy efficient Green rating scale	O		
0-5 Energy efficient Green rating scale	P		
Energy Efficiency Rating		61	72

England & Wales  
 EPC Director  
 2023/01/01

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