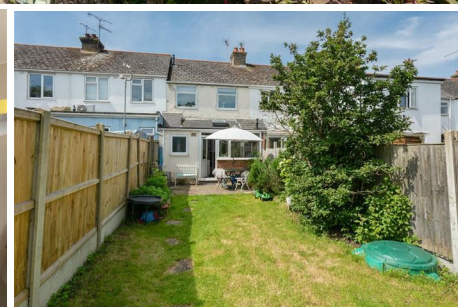
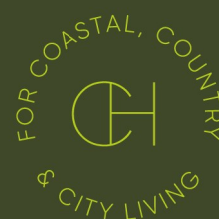


CHRISTOPHER HODGSON



Whitstable

£350,000 Freehold



Whitstable

42b Station Road, Whitstable, Kent, CT5 1LG

A beautifully presented terraced house in a highly desirable central location, moments from the bustling High Street which offers a diverse range of independent shops, cafés, and highly regarded restaurants. Whitstable's charming pebble beach and working harbour are just a short stroll away, and Whitstable station is less than 400 metres distant.

The generously proportioned and extended accommodation is arranged on the ground floor to

provide an entrance hall opening to an open-plan sitting/dining room with open fireplace, a contemporary kitchen with vaulted ceiling, and a family bathroom. The first floor comprises two double bedrooms and a study/third bedroom.

The rear garden is a particularly attractive feature of the property and extends to 60ft (18m).



LOCATION

Station Road is a highly desirable residential location situated within close proximity to central Whitstable being well served by shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including a diverse range of shops, well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just a short stroll, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 12'11" x 2'6" (3.94m x 0.76m)
- Sitting Room 9'10" x 9'9" (3.00m x 2.97m)
- Kitchen 10'11" x 9'11" (3.33m x 3.02m)
- Dining Room 14'4" x 10'6" (4.37m x 3.20m)

- Bathroom 11'6" x 5'1" (3.51m x 1.55m)

FIRST FLOOR

- Bedroom 1 15'1" x 10' (4.60m x 3.05m)
- Bedroom 2 10'6" x 7'10" (3.20m x 2.39m)
- Bedroom 3 7'6" x 6'11" (2.29m x 2.11m)

OUTSIDE

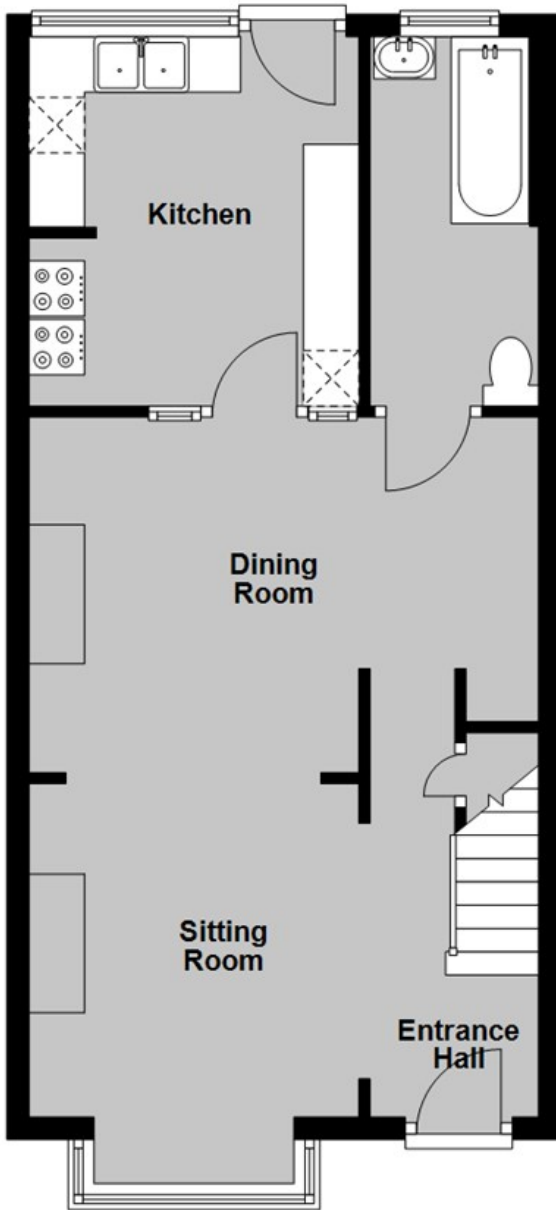
- Garden 60' x 16' (18.29m x 4.88m)





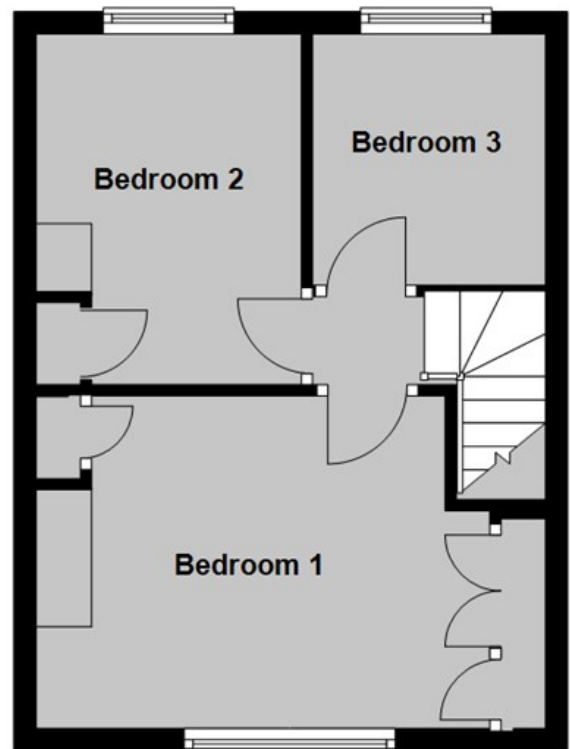
Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 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: **A** (Current), **A** (Potential)

England & Wales

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