

CHRISTOPHER HODGSON



Whitstable

£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

45 Clare Road, Whitstable, Kent, CT5 2EJ

A spacious detached house ideally situated in a prime location only 500 metres from Whitstable station. The bustling town centre with its boutique shops and highly regarded restaurants, the beach and Whitstable harbour are a short stroll away, and Tankerton Slopes and seafront are 0.6 miles distant.

The house now requires a programme of refurbishment throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to all necessary consent and approvals being obtained), which once complete would result in an exceptional family

home.

The ground floor is currently arranged to provide an entrance hall, sitting room, dining room, and a kitchen. To the first floor there are three bedrooms, a bathroom and a separate cloakroom.

Outside, the rear garden extends to 65ft (19.8m) and an attached garage and driveway provide off street parking. No onward chain.



LOCATION

Clare Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.3 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 14'9" x 6'5" (4.50m x 1.96m)
- Sitting Room 12'2" x 11'5" (3.71m x 3.48m)
- Dining Room 12'1" x 10'2" (3.68m x 3.10m)
- Kitchen 8'10" x 8'5" (2.69m x 2.57m)

FIRST FLOOR

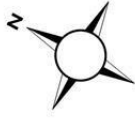
- Bedroom 1 12'2" x 11'5" (3.71m x 3.48m)
- Bedroom 2 12'2" x 10'2" (3.71m x 3.10m)
- Bedroom 3 8'8" x 8'5" (2.64m x 2.57m)
- Bathroom 6'5" x 4'11" (1.96m x 1.50m)

OUTSIDE

- Garden 65' x 30' (19.81m x 9.14m)



• Garage 19'6" x 7'7" (5.94m x 2.31m)



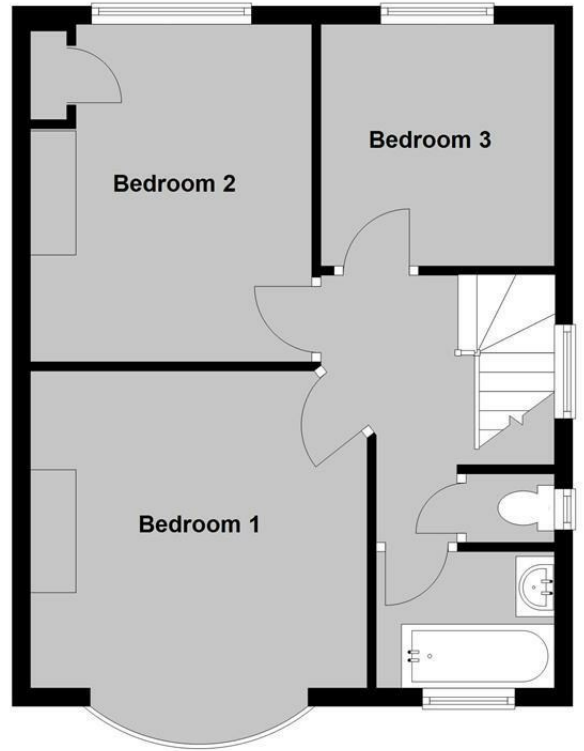
Ground Floor

Main area: approx. 42.2 sq. metres (454.7 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)



First Floor

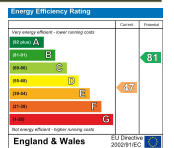
Approx. 42.3 sq. metres (455.2 sq. feet)



Main area: Approx. 84.5 sq. metres (909.9 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)

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

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.



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



Folio No.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK