

CHRISTOPHER HODGSON



Whitstable

£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

1 Sail House Sea Street, Whitstable, Kent, CT5 1AN

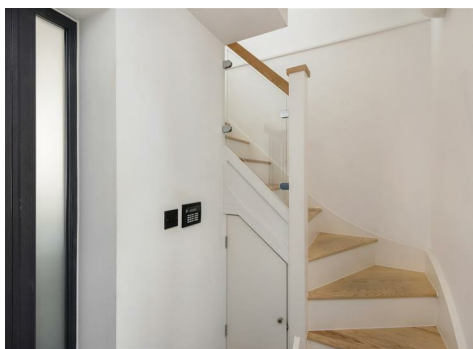
A contemporary town house ideally situated in the heart of central Whitstable, moments from the beach, shops, amenities restaurants and cafés, and accessible to Whitstable station (0.7 miles).

The bright and spacious accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, an open-plan living room incorporating a contemporary kitchen with integrated appliances, two double bedrooms and a bathroom. To the

front of the property there is an undercroft parking space with a charging point for an electric vehicle.

The specification includes a video entry system, air conditioning, triple glazing, an air source heat pump, CCTV, a fire sprinkler system and remotely operated Velux window blinds.

No onward chain. Remainder of 10 year new build warranty which commenced in 2022.



LOCATION

Sea Street lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. 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 market. 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. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Car Port 13'3" x 11'2" (4.04m x 3.40m)

FIRST FLOOR

- Living Room 28'6" x 11'2" (8.68m x 3.40m)
- Kitchen/Dining Area 28'6" x 11'2" (8.69m x 3.40m)

SECOND FLOOR

- Bedroom 1 12'3" x 11'2" (3.73m x 3.40m)
- Bedroom 2 10'9" x 8'10" (3.28m x 2.69m)
- Bathroom 9'1" x 4'7" (2.76m x 1.40m)

OUTSIDE

- Bicycle & Bin Store 8' x 3'2" (2.44m x 0.97m)
- Warranty
Remainder of 10 year new build warranty which commenced in 2022.



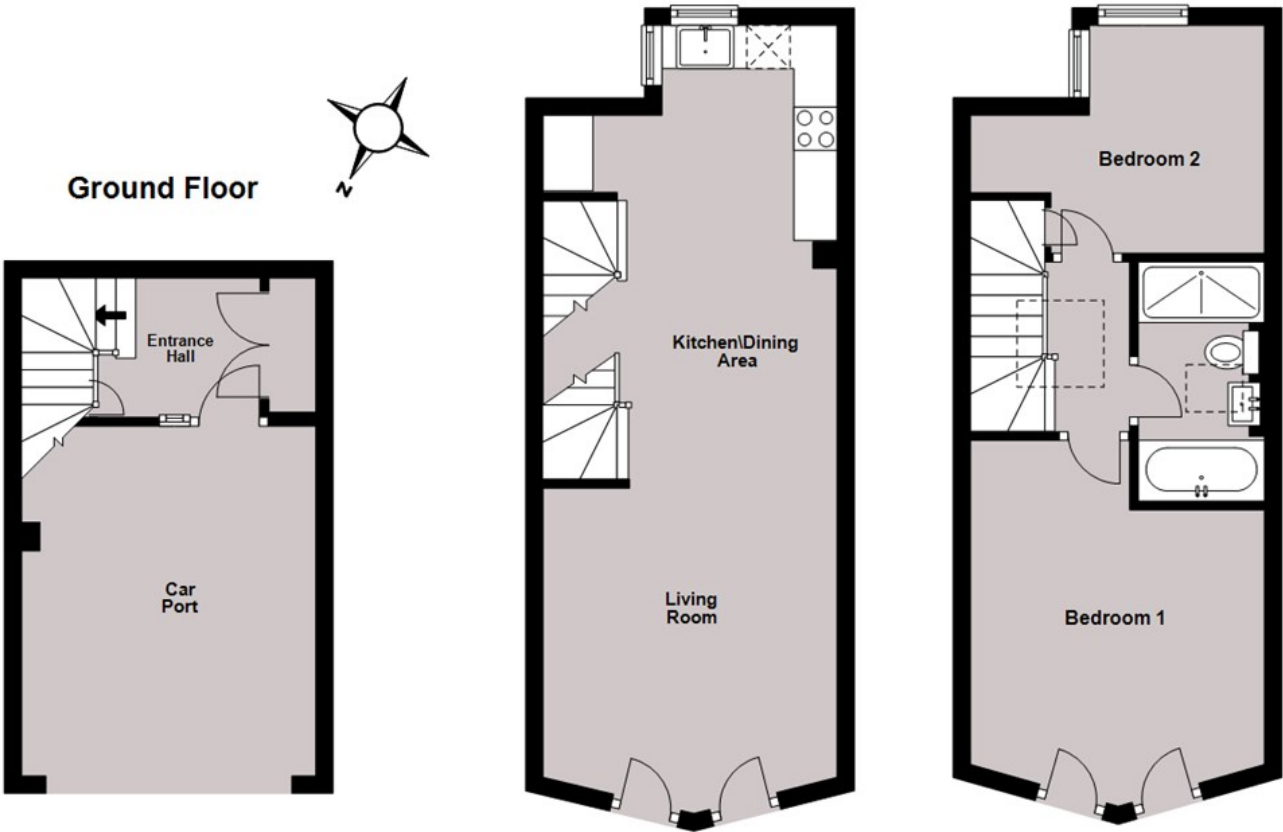
Outbuilding



First Floor

Second Floor

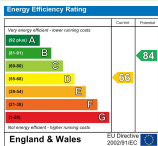
Ground Floor



Total area: approx. 61.9 sq. metres (666.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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

