

CHRISTOPHER HODGSON



Whitstable
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Victoria Cottage, 45B Victoria Street, Whitstable, Kent, CT5 1HZ

A beautifully presented Victorian house in the heart of Whitstable's desirable conservation area, with the benefit of off-street parking which is a rare commodity in this central location.

Victoria Cottage is conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the beach, working harbour and Whitstable station (0.5 miles).

The property once formed part of 'The Sovereign' public house, which was converted into two dwellings following its closure in circa 2000. The spacious and smartly presented accommodation is arranged on the ground

floor to provide a sitting room open plan to a dining room, a kitchen, utility room and a cloakroom. To the first and second floors there are two double bedrooms and two bathrooms, including an en-suite shower room.

The rear garden has been designed for ease of maintenance and has a pedestrian gate to a parking area to the rear of the property, accessed via St Peter's Road. There is off street parking for one vehicle. No onward chain.



LOCATION

Victoria Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of café bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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

- Sitting Room 10'10" x 8'2" (3.31m x 2.50m)

- Dining Room 14'10" x 11'8" (4.52m x 3.56m)

- Kitchen 14'3" x 5'8" (4.34m x 1.72m)

- Cloakroom 5'7" x 2'3" (1.72m x 0.70m)

FIRST FLOOR

- Bedroom 1 16'1" x 12'6" (4.89m x 3.80m)

- En Suite Shower Room 5'7" x 4'1" (1.72m x 1.25m)

- Bathroom 12'5" x 6'5" (3.80m x 1.97m)

SECOND FLOOR

- Bedroom 2 20'4" x 12'6" (6.21m x 3.80m)

OUTSIDE

- Garden

- Off Street Parking

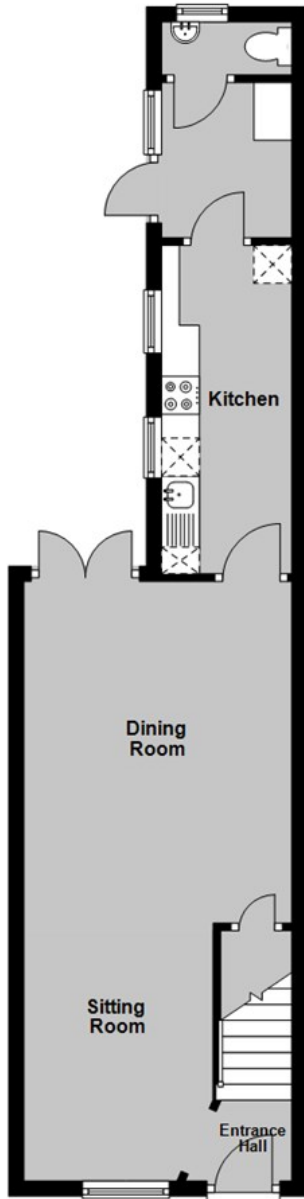
For one vehicle, accessed via St Peters Road.





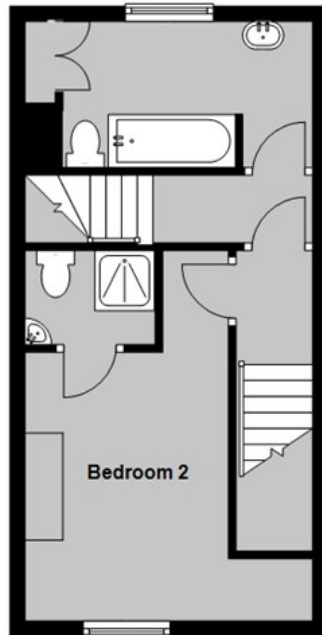
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



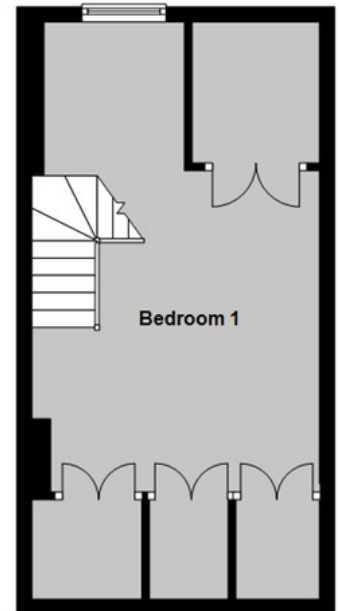
First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 99.8 sq. metres (1073.7 sq. feet)

Council Tax Band To Be Confirmed

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	Target
100 Energy efficient Green rating scale	A		
75-99 Energy efficient Green rating scale	B		
50-74 Energy efficient Green rating scale	C		
25-49 Energy efficient Green rating scale	D		
10-24 Energy efficient Green rating scale	E		
1-9 Energy efficient Green rating scale	F		
0 Energy efficient Green rating scale	G		

England & Wales
EPC Directive
2002/91/EC

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

