

# CHRISTOPHER HODGSON



**Whitstable**

**£350,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *46 All Saints Close, Whitstable, Kent, CT5 1SD*

A beautifully presented end of terrace house in a desirable residential location, less than 500 metres from Whitstable's mainline railway station, and a short stroll to the High Street which offers an array of boutique shops, galleries and restaurants.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room and a kitchen/dining room. To the first floor there are

a three bedrooms and a smartly fitted bathroom. The principal bedroom benefits from views towards the sea.

The rear garden extends to 47ft (14.45m) and a single garage to the rear can be accessed from All Saints Close.



### Location

All Saints Close is a desirable location in close proximity to central Whitstable being accessible to shops, bus routes and train station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. 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
- Sitting Room 16'0" x 11'11" (4.87m x 3.62m)

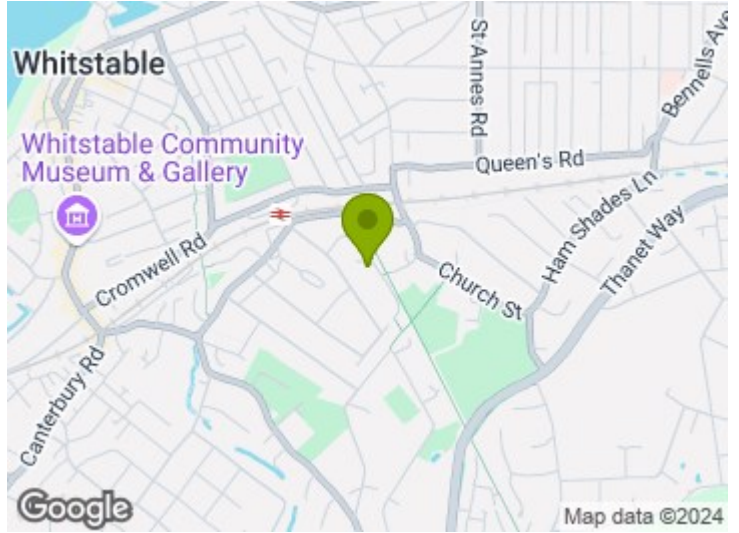
- Kitchen/Dining Room 14'11" x 10'0" (4.57m x 3.07m)

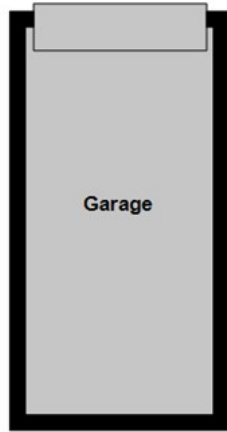
#### FIRST FLOOR

- Bedroom 1 13'1" x 9'1" (4.00m x 2.77m)
- Bedroom 2 13'1" x 8'0" (4.00m x 2.43m)
- Bedroom 3 9'11" x 6'9" (3.03m x 2.05m)
- Bathroom 7'5" x 5'6" (2.27m x 1.68m)

#### OUTSIDE

- Garage 16'2" x 7'10" (4.95m x 2.40m)
- Garden 47'5" x 23'9" (14.45m x 7.24m)



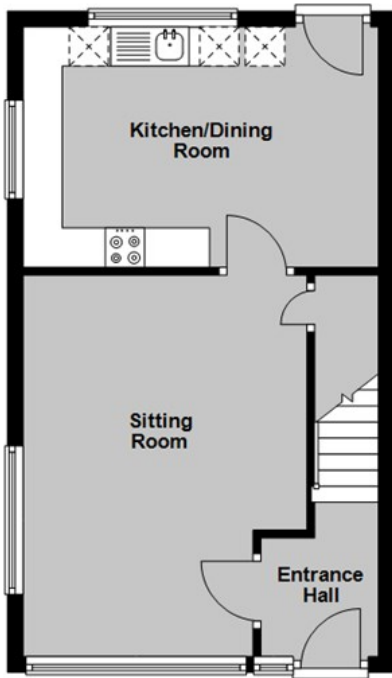


### Ground Floor

Main area: approx. 36.6 sq. metres (393.8 sq. feet)  
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)

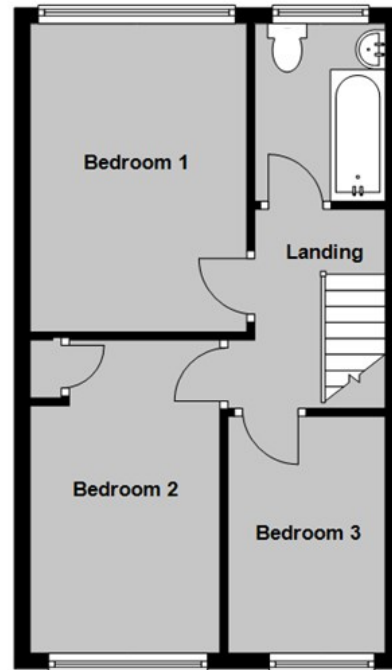
### First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Main area: Approx. 73.4 sq. metres (789.8 sq. feet)

Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)



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

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| Energy Efficiency Rating  |                           | Current | Target |
|---------------------------|---------------------------|---------|--------|
| Very Energy Efficient (A) | Very Energy Efficient (A) | 88      | 88     |
| Energy Efficient (B)      | Energy Efficient (B)      | 71      | 71     |
| Decent (C)                | Decent (C)                |         |        |
| Needs Improvement (D)     | Needs Improvement (D)     |         |        |
| Poor (E)                  | Poor (E)                  |         |        |
| Very Poor (F)             | Very Poor (F)             |         |        |
| Very Poor (G)             | Very Poor (G)             |         |        |

England & Wales  
EPC Director  
2023/01/01

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