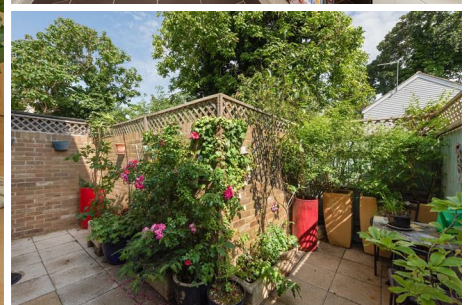


CHRISTOPHER HODGSON



**Whitstable**

**£499,995** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

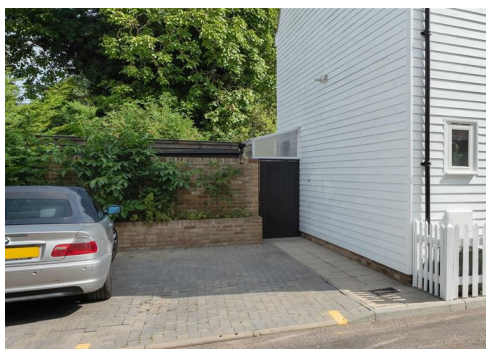
## *2 Victoria Mews, Regent Street, Whitstable, Kent, CT5 1FH*

A spacious and smartly presented modern town house ideally situated in a highly desirable central location, moments from the bustling High Street with its range of independent shops, cafes and eateries, 300 metres from the beach and half a mile from Whitstable station.

The accommodation is arranged over three floors and comprises an entrance hall, living room with bi-folding doors opening to the courtyard garden, a contemporary kitchen and a cloakroom. There are three generous bedrooms with bespoke fitted wardrobes and two stylish

bathrooms, including an en-suite shower room to the principal bedroom. The second floor landing provides a useful study area.

The courtyard garden is a great space for entertaining and has been designed for ease of maintenance. A pedestrian gate leads to an adjacent block paved driveway which provides off street parking for one vehicle. No onward chain.



### Location

Regent Street is a highly desirable road within the town's conservation area in central Whitstable, 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 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 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 11'2" x 6'7" (3.40m x 2.01m)
- Living Room 14'0" x 13'11" (4.27m x 4.25m)
- Kitchen 11'2" x 7'1" (3.41m x 2.15m)
- Cloakroom

#### FIRST FLOOR

- Bedroom 2 13'11" x 12'4" (4.24m x 3.76m )
- Bedroom 3 12'11" x 7'4" (3.93m x 2.23m)
- Bathroom 8'7" x 6'4" (2.62m x 1.93m)

#### SECOND FLOOR

- Bedroom 1 13'11" x 12'4" (4.24m x 3.76m)
- En-Suite Shower Room 7'3" x 6'3" (2.21m x 1.91m )
- Study Area

#### OUTSIDE

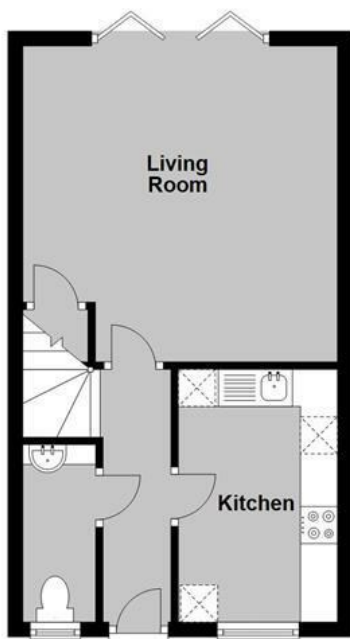
- Courtyard Garden
- Parking





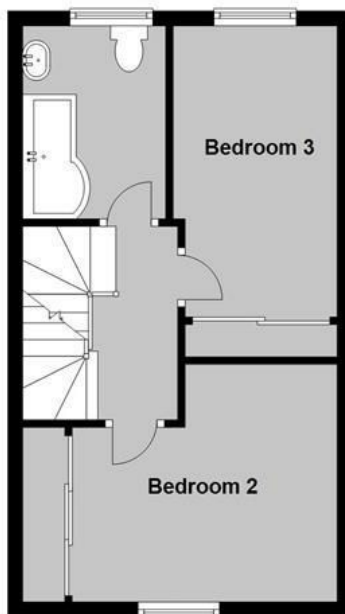
### Ground Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



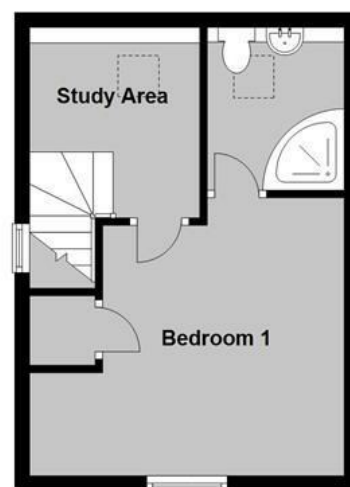
### First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



### Second Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 92.1 sq. metres (991.0 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	
Very energy efficient (newest/greenest)	Best
A++ (44-47)	87
A+ (48-49)	
A (50-54)	79
B (55-57)	
C (58-64)	69
D (65-67)	
E (68-70)	55
F (71-73)	
G (74-77)	48
Minimum efficient - lowest/best value	
England & Wales	
EPC Dec 2020/21	

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