

CHRISTOPHER HODGSON



Whitstable
£645,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

23 Clare Road, Whitstable, Kent, CT5 2EL

An extensively remodelled and beautifully presented Victorian family home, 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 just over half a mile distant.

The property has been the subject of refurbishment throughout and now provides bright, spacious and elegantly proportioned accommodation. The ground floor is arranged to provide a drawing room, sitting room with doors opening to the garden, a contemporary

kitchen/dining room, a utility room, and a cloakroom. To the first floor, there are four double bedrooms and a stylish shower room.

The rear garden is predominantly laid to lawn and extends to 68ft (20m), incorporating a decked seating area and garden storage. There is potential to create off street parking to the front of the house (subject to obtaining all necessary consents and approvals).



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

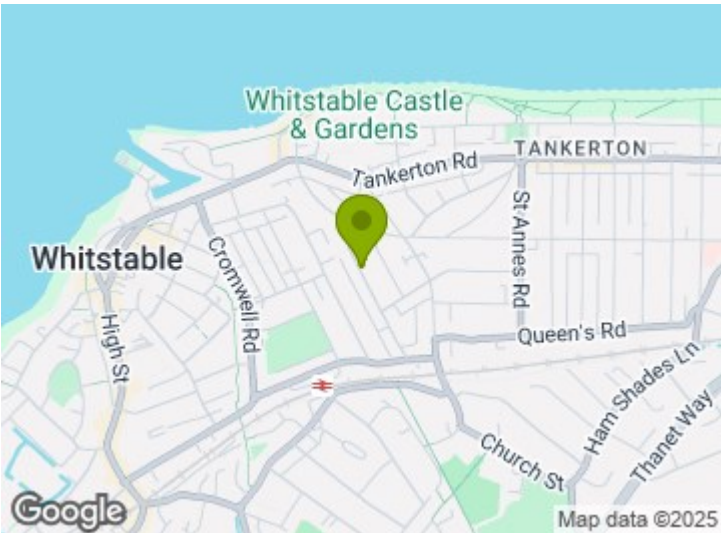
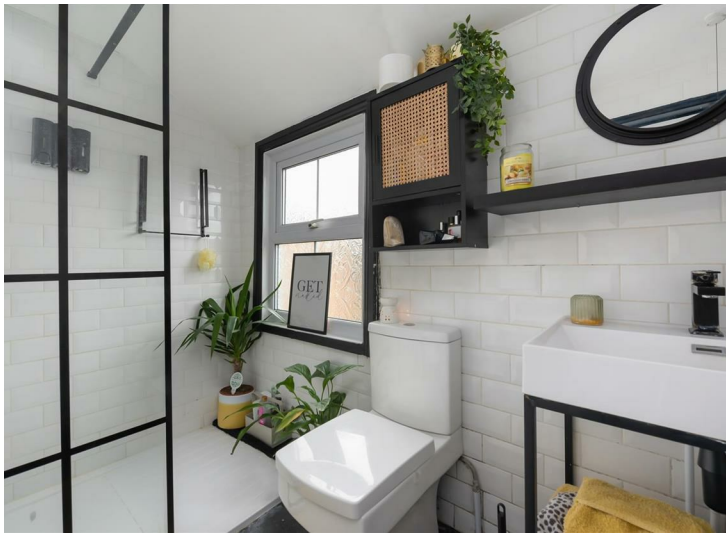
- Kitchen 12'5" x 11'0" (3.78m x 3.35m)
- Utility Room 5'3" x 4'11" (1.60m x 1.50m)
- Dining Room 12'9" x 10'3" (3.88m x 3.12m)
- Drawing Room 13'0" x 11'4" (3.96m x 3.45m)
- Sitting Room 11'8" x 11'4" (3.55m x 3.45m)
- Cloakroom

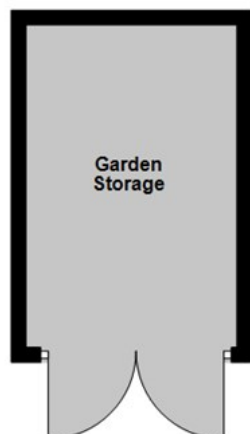
FIRST FLOOR

- Bedroom 1 14'6" x 11'8" (4.42m x 3.56m)
- Bedroom 2 11'8" x 11'1" (3.55m x 3.38m)
- Bedroom 3 11'4" x 11'3" (3.45m x 3.43m)
- Bedroom 4 10'9" x 8'2" (3.28m x 2.50m)
- Shower Room

OUTSIDE

- Garden 68' x 27' (20.73m x 8.23m)
- Garden Storage 14'3" x 9'4" (4.34m x 2.84m)



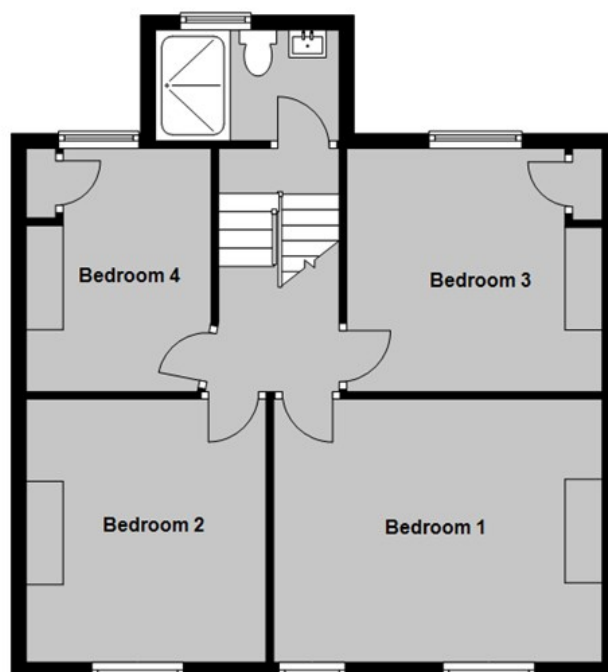
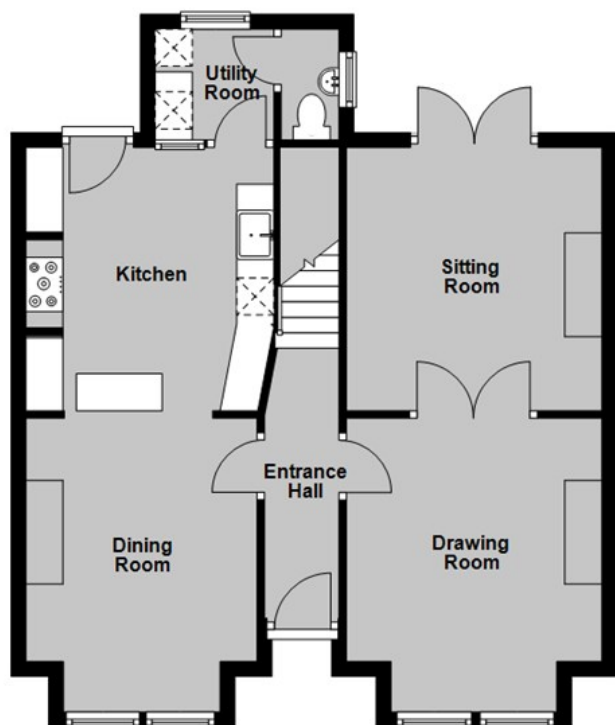


Ground Floor

Main area: approx. 59.9 sq. metres (644.8 sq. feet)
Plus outbuildings, approx. 12.4 sq. metres (133.4 sq. feet)

First Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



Main area: Approx. 118.9 sq. metres (1280.2 sq. feet)
Plus outbuildings, approx. 12.4 sq. metres (133.4 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 properties)	Least
A+	79
A	
B	67
C	
D	55
E	
F	43
G	
Very energy inefficient (oldest properties)	Most
England & Wales	

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