

CHRISTOPHER HODGSON



**Whitstable**

**£625,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *9 Collingwood Road, Whitstable, Kent, CT5 1ED*

A spacious and smartly presented detached house on an exceptionally peaceful private road in the heart of the town, from where it commands uninterrupted views over Whitstable golf course. The beach is moments away (320 metres) and Whitstable station is also easily accessible (0.7 miles).

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen open-plan to a dining room, conservatory, utility room and a bathroom.

The first floor comprises three double bedrooms (with fitted furniture to bedrooms 1 & 2), a shower room, and a spacious balcony enjoying a Southerly aspect and views across the golf course.

The gardens extend to 54ft (16.4m) and a block paved driveway provides off road parking for a number of vehicles. No onward chain.



### LOCATION

Collingwood Road is situated between West Cliff and Island Wall and runs parallel to the golf course over which the property commands far reaching views. It is a convenient and desirable location moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of boutique shops and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting Room 11'0" x 10'9" (3.36m x 3.30m)

- Dining Room 10'2" x 10'0" (3.10m x 3.05m)
- Kitchen 11'0" x 10'11" (3.36m x 3.35m)
- Conservatory 14'7" x 10'3" (4.45m x 3.13m)
- Utility Room 6'4" x 6'3" (1.95m x 1.93m)
- Bathroom 8'0" x 6'4" (2.45m x 1.95m)

#### FIRST FLOOR

- Bedroom 1 12'1" x 10'11" (3.70m x 3.34m)
- Bedroom 2 12'1" x 7'10" (3.70m x 2.40m)
- Bedroom 3 10'2" x 9'3" (3.10m x 2.83m)
- Shower Room 8'11" x 6'6" (2.73m x 2.00m)
- Balcony 8'6" x 4'10" (2.61m x 1.49m)

#### OUTSIDE

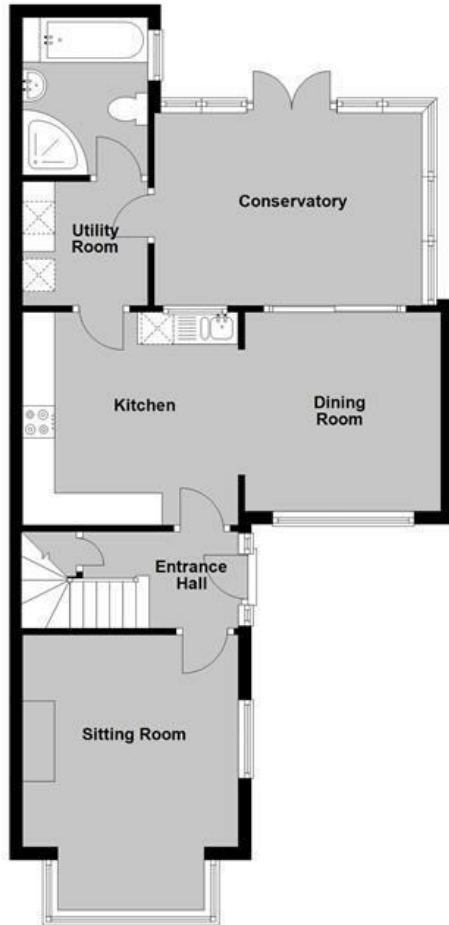
- Garden 54" x 26" (16.46m x 7.92m)



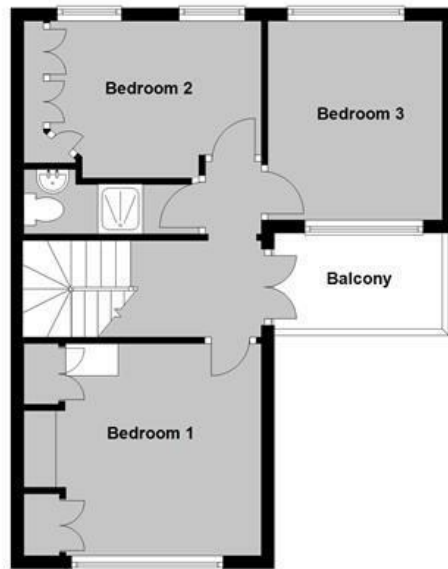




**Ground Floor**  
Approx. 61.4 sq. metres (661.0 sq. feet)



**First Floor**  
Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green rating zone)	A		
Energy Efficient (Light Green rating zone)	B		
Decent (Yellow rating zone)	C		
Needs Improvement (Orange rating zone)	D		
Some Improvements Needed (Red rating zone)	E		
Urgent Improvements Needed (Dark Red rating zone)	F		
Very Poor (Dark Red rating zone)	G		
Energy Efficiency Rating		74	58
England & Wales		01 December 2020/2021	

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