



CHRISTOPHER HODGSON

Whitstable

St Cecilia, 22 Ham Shades Lane, Whitstable, Kent, CT5 1NT

Freehold

Ideally situated on one of Whitstable's most favoured roads, this substantial period property occupies a generous plot and is conveniently positioned for access to Whitstable's vibrant town centre, Tankerton slopes and seafront and Whitstable mainline station (0.7 miles).

The building is currently divided into two flats, and would now benefit from a programme of refurbishment throughout. There is potential to create an exceptional family home, and planning permission has been granted (subject to conditions) under reference CA/22/01541 for the building to be reinstated as a single dwelling with a floor area of circa 2959 sq ft (275 sq m) and associated garaging and off street parking.

The existing accommodation is arranged on the ground floor to provide an entrance porch, a garden room, kitchen, sitting room, three generous bedrooms, a bathroom, and a cloakroom. The first floor comprises a sitting room and dining area, a kitchen, two double bedrooms, a bathroom, and a cloakroom.

The generous South Easterly facing garden extends to 58ft (17.8m) and is predominantly laid to lawn. To the rear of the garden, accessed via Nursery Close, there are two single garages and an area of off street parking for two vehicles. No onward chain.

LOCATION

Ham Shades Lane is a highly sought after location conveniently situated for access to shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable (0.7 of a mile distant) offering fast and frequent services to London (Victoria 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, 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 Porch
- Garden Room 23'2" x 7'10" (7.06m x 2.39m)
- Hall
- Kitchen 11'0" x 10'11" (3.35m x 3.33m)

- Sitting Room 12'10" x 12'8" (3.91m x 3.86m)
- Hallway
- Bedroom 12'4" x 9'11" (3.75m x 3.02m)
- Bedroom 9'11" x 9'2" (3.02m x 2.79m)
- Bedroom 12'10" x 11'2" (3.91m x 3.41m)
- Bathroom
- Study 12'10" x 5'6" (3.91m x 1.68m)

- Cloakroom

FIRST FLOOR

- Landing
- Sitting Room 12'9" x 11'2" (3.89m x 3.41m)
- Dining Area 8'7" x 5'6" (2.62m x 1.67m)
- Bedroom 12'10" x 12'9" (3.91m x 3.88m)
- Bedroom 11'0" x 10'8" (3.35m x 3.25m)

- Kitchen 7'11" x 5'7" (2.41m x 1.70m)
- Bathroom
- Cloakroom

OUTSIDE

- Garden 58'5" x 48'7" (17.81m x 14.81m)
- Garage 16'5" x 8'2" (5.00m x 2.49m)
- Garage 16'5" x 8'2" (5.00m x 2.49m)

GROUND FLOOR FLAT - COUNCIL TAX BAND

The amount payable under tax band B for the year 2025/2026 is £1,791.42

FIRST FLOOR FLAT - COUNCIL TAX BAND

The amount payable under tax band B for the year 2025/2026 is £1,791.42



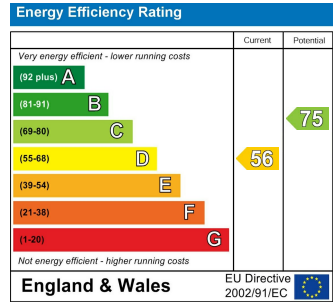




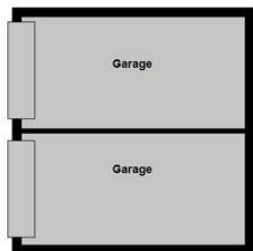


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Ground Floor

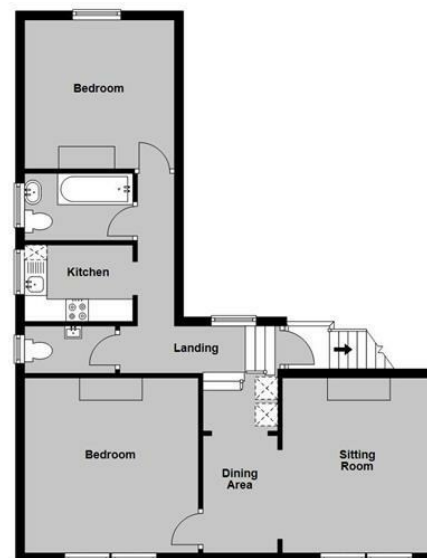
Main area: approx. 117.9 sq. metres (1268.9 sq. feet)
Plus garage: approx. 25.5 sq. metres (274.3 sq. feet)



Main area: Approx. 182.9 sq. metres (1968.8 sq. feet)
Plus garages: approx. 25.5 sq. metres (274.3 sq. feet)

First Floor

Approx. 65.0 sq. metres (699.8 sq. feet)





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