

CHRISTOPHER HODGSON



**Whitstable**

**£519,950**

Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

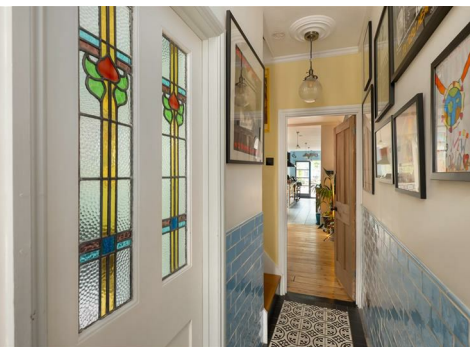
## *36 Canterbury Road, Whitstable, Kent, CT5 4EZ*

A beautifully presented and significantly extended period townhouse in a highly desirable and convenient location, within close proximity of Whitstable's bustling High Street (0.5 miles) railway station (0.7 miles), seafront (0.7 miles) as well as bus routes, highly regarded schools, supermarkets and Estuary View medical centre.

The spacious family home retains much period detail and is arranged on the ground floor provide an entrance hall, living room, sitting room open-plan to a dining area and kitchen with stylish full width french doors opening to the garden, and a cloakroom.

The first floor comprises two double bedrooms and two smartly fitted bathrooms, including an en-suite shower room to one of the bedrooms. To the second floor there are two further double bedrooms.

The garden has been thoughtfully landscaped and extends to 52ft (16m) and incorporating an area of raised decking beneath a timber pergola and a patio. There is a superb garden studio that would suit a variety of uses, including a space to work from home.



### LOCATION

Canterbury Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 13'0" x 11'6" (3.96m x 3.51m )
- Dining Area 13'0" x 9'5" (3.96m x 2.87m )
- Kitchen 14'5" x 7'6" (4.40m x 2.29m)

- Living Room 11'8" x 10'2" (3.56m x 3.11m)

- Cloakroom

#### FIRST FLOOR

- Bedroom 1 11'4" x 13'3" (3.45m x 4.03m)
- Bedroom 4 9'9" x 10'2" (2.98m x 3.10m)

#### En-Suite Shower Room

- Bathroom

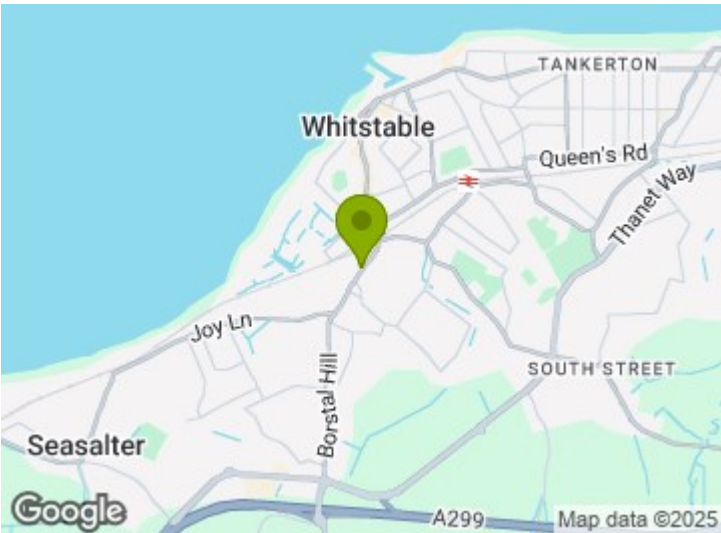
#### FIRST FLOOR

- Bedroom 2 11'10" x 13'0" (3.60m x 3.97m)
- Bedroom 3 12'4" x 13'1" (3.76m x 3.99m)

#### OUTSIDE

- Garden 52'9" x 15' (16.08m x 4.57m)
- Garden Studio 12'9" x 8'8" (3.89m x 2.64m)







### Ground Floor

Main area: approx. 57.6 sq. metres (620.4 sq. feet)  
Plus outbuildings: approx. 10.3 sq. metres (111.2 sq. feet)

### First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)

### Second Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



Main area: Approx. 139.0 sq. metres (1496.2 sq. feet)

Plus outbuildings: approx. 10.3 sq. metres (111.2 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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Energy Efficiency Rating	
Very Energy Efficient (A+)	92
Energy Efficient (A)	85
Decent (B)	70
Needs Improvement (C)	55
Needs Improvement (D)	45
Needs Improvement (E)	35
Needs Improvement (F)	25
Needs Improvement (G)	15

Energy Efficiency Rating (A-G) based on EPC rating. EPC rating is a measure of the energy efficiency of a property. The rating is based on the property's energy consumption and the potential for energy saving measures. The rating is given on a scale from A (most efficient) to G (least efficient). The rating is also based on the property's carbon footprint. The rating is given on a scale from A (lowest carbon footprint) to G (highest carbon footprint). The rating is also based on the property's energy costs. The rating is given on a scale from A (lowest energy costs) to G (highest energy costs). The rating is also based on the property's energy saving measures. The rating is given on a scale from A (most energy saving measures) to G (least energy saving measures). The rating is also based on the property's energy saving potential. The rating is given on a scale from A (highest energy saving potential) to G (lowest energy saving potential). The rating is also based on the property's energy saving measures. The rating is given on a scale from A (most energy saving measures) to G (least energy saving measures). The rating is also based on the property's energy saving potential. The rating is given on a scale from A (highest energy saving potential) to G (lowest energy saving potential).

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

