



CHRISTOPHER HODGSON

Whitstable

114 Regent Street, Whitstable, Kent, CT5 1JN

Freehold

An extensively remodelled and beautifully presented Victorian terraced house within the heart of the conservation area, moments from Whitstable's bustling High Street with it's eclectic mix of independent shops, galleries and highly regarded eateries, and within close proximity of schools, the beach, working harbour and Whitstable station (0.4 miles).

The property has been the subject of refurbishment throughout with the use of high-quality materials, and now provides bright, spacious and elegantly proportioned accommodation. The ground floor is arranged to provide a sitting room with angled bay window, a contemporary kitchen/dining room with doors opening to the garden,

a double bedroom and a cloakroom. The first floor comprises three further double bedrooms, a stylish bathroom and a separate cloakroom. The principal bedroom benefits from a free-standing roll top bath with ball and claw feet and an impressive ceiling mural depicting an atmospheric night sky.

The rear garden extends to 39 ft (11 m) and incorporates a natural stone terrace and a garden shed. 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 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
- Kitchen/Dining Room 23'9" x 8'5" (7.24m x 2.57m)

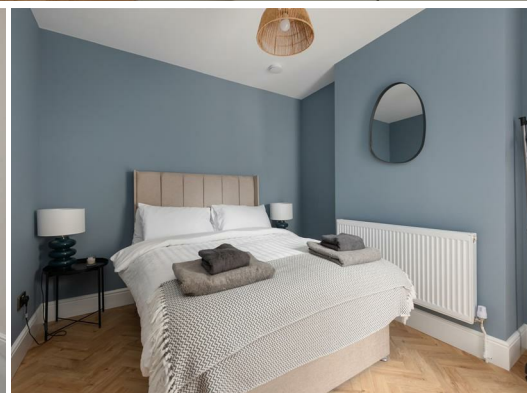
- Sitting Room 11'8" x 11'8" (3.56m x 3.55m)
- Bedroom 3 11'1" x 9'8" (3.39m x 2.94m)
- Cloakroom

FIRST FLOOR

- Bedroom 4 11'8" x 8'10" (3.55m x 2.69m)
- Bedroom 2 11'3" x 10'2" (3.44m x 3.09m)
- Bedroom 1 11'5" x 15'7" (3.49m x 4.75m)
- Bathroom
- Cloakroom

OUTSIDE

- Garden 39' x 15' (11.89m x 4.57m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

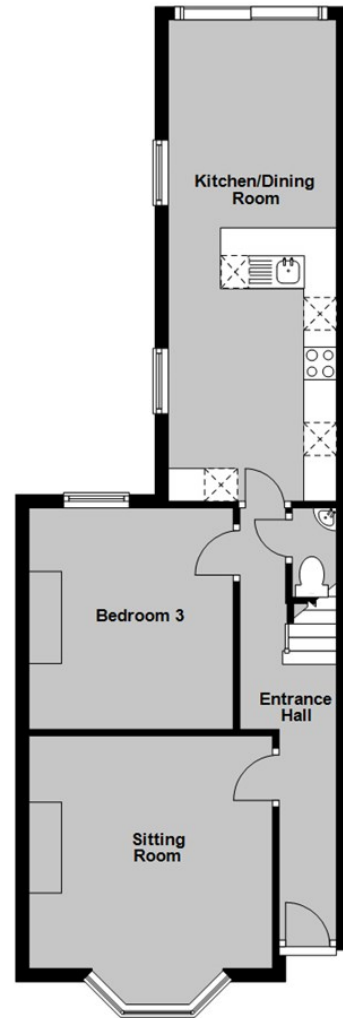
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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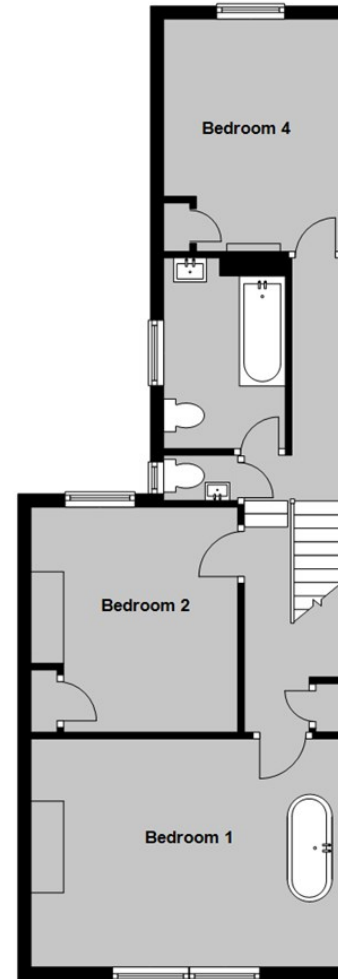
Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 104.8 sq. metres (1127.8 sq. feet)



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