

CHRISTOPHER HODGSON



Whitstable
£700,000 Freehold



Whitstable

15 Cromwell Road, Whitstable, Kent, CT5 1NW

An impressive Victorian house ideally positioned moments from Whitstable's bustling High Street with its wide array of independent shops, cafe bars and popular restaurants. A short stroll will take you to Whitstable's charming pebble beach, and Whitstable station is less than half a mile distant.

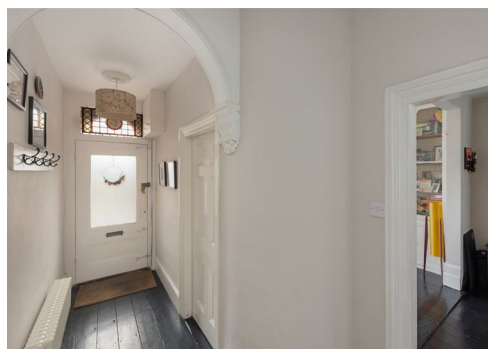
Arranged over three floors, the property has been sympathetically extended, creating a spacious, light-filled home which retains many period features. The welcoming entrance hall offers ample space for coats and shoes. At the front, the living room features a cast-iron fireplace and a bay window, flowing seamlessly into the formal dining room. Beyond, the extended kitchen/breakfast room is a stunning space with integrated appliances, a central island, and room for a large dining table. Two sets of bi-folding doors and

skylights flood the area with natural light, opening onto the garden.

The first floor hosts three generous bedrooms, all with exposed floorboards, including a spacious front-facing room with a bay window. In addition, there is a well-appointed family bathroom.

The second floor is occupied by the principal bedroom, which benefits from its own balcony, alongside a stylish bathroom featuring a free-standing bath and walk-in shower.

The rear garden, accessed via the kitchen's bi-fold doors, offers a patio ideal for summer dining, a lawn bordered by mature raised planters, and a handy shed for storage.



LOCATION

Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 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 11'11" x 11'2" (3.65m x 3.42m)

- Dining Room 11'10" x 10'4" (3.62m x 3.17m)
- Kitchen/Breakfast Room 19'10" x 16'2" (6.05m x 4.94m)

FIRST FLOOR

- Bedroom 2 15'8" x 11'11" (4.80m x 3.65m)
- Bedroom 3 12'0" x 9'6" (3.66m x 2.90m)
- Bedroom 4 10'2" x 9'0" (3.12m x 2.76m)
- Bathroom 9'6" x 5'11" (2.91m x 1.81m)

SECOND FLOOR

- Bedroom 1 15'6" x 12'0" (4.73m x 3.68m)
- Bathroom 11'11" x 9'6" (3.64m x 2.90m)

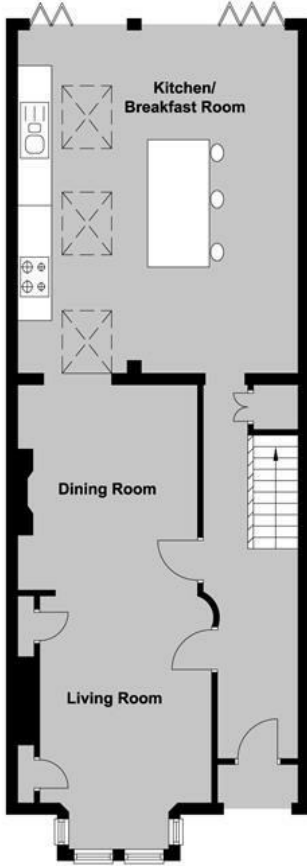
OUTSIDE

- Garden 84' x 19' (25.60m x 5.79m)



Ground Floor

Main area: approx. 68.7 sq. metres (739.5 sq. feet)



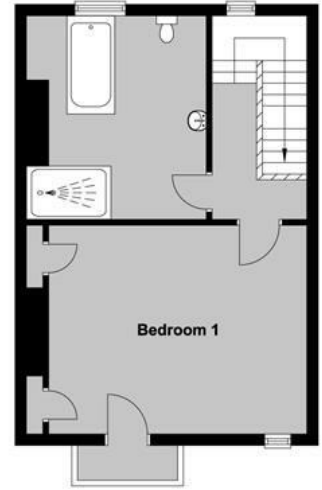
First Floor

Main area: approx. 55.1 sq. metres (593.1 sq. feet)



Second Floor

Main area: approx. 36.4 sq. metres (391.8 sq. feet)



Main area: Approx. 160.2 sq. metres (1724.4 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	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy inefficient (oldest properties)	G		
England & Wales		65	79

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