

CHRISTOPHER HODGSON



Whitstable
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

11 Cages Close, Whitstable, Kent, CT5 4FD

A spacious and smartly presented semi-detached house forming part of a desirable modern development, conveniently positioned for access to Whitstable town centre, schools, shops, bus routes, the seafront and mainline railway station (0.9 miles).

The generously proportioned accommodation is arranged over three floors to provide an entrance hall, contemporary fitted kitchen, first floor living room, three double bedrooms, two bathrooms (with en-suite shower room to the principal bedroom) and a cloakroom.

Outside, there is a secluded South facing courtyard garden which has been thoughtfully planted and designed for ease of maintenance. A block paved driveway provides off-street parking for one vehicle and access to the integral garage, and there is a further allocated parking space just inside the entrance to the cul-de-sac.

No onward chain.



LOCATION

Cages Close is conveniently situated for access to Whitstable town centre, amenities, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network. and is also accessible to Whitstable mainline railway station which offers fast and frequent services to London Victoria (approximately 80mins). The high speed service also provides access to London St Pancras (approximately 73mins). The A299 is also accessible offering access to the A2/M2 linking to the channel ports and subsequent

motorway network. The town provides a range of well regarded shopping, educational and leisure facilities including a working harbour and the seafood restaurants and water sports facilities for which it is renowned.

ACCOMMODATION

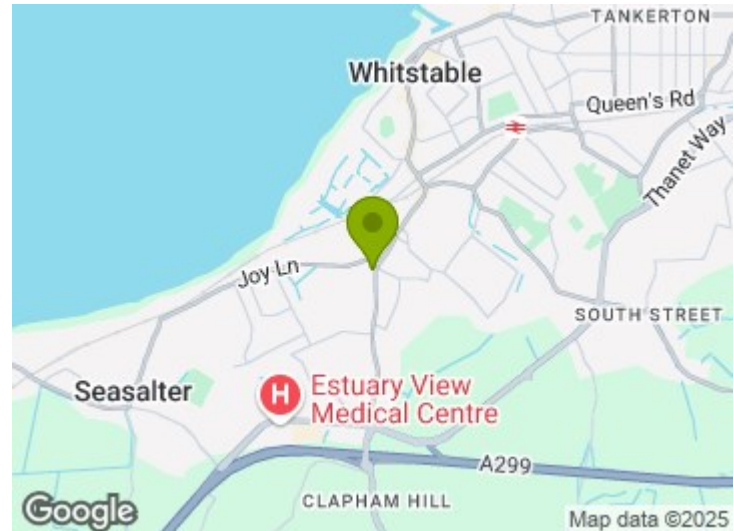
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Kitchen 16'4" x 11'5" (5.00m x 3.49m)
- Cloakroom 5'2" x 3'2" (1.58m x 0.97m)

FIRST FLOOR

- Living Room 16'4" x 12'7" (5.00m x 3.86m)
- Bedroom 1 13'9" x 10'0" (4.18m x 3.05m)



- En-Suite Shower Room 6'2" x 5'10" (1.88m x 1.78m)

SECOND FLOOR

- Bedroom 2 12'11" x 9'1" (3.96m x 2.78m)
- Bedroom 3 12'8" x 10'2" (3.86m x 3.11m)
- Bathroom 7'1" x 5'10" (2.17m x 1.80m)

OUTSIDE

- Garden 20'0" x 18'0" (6.10m x 5.49m)
- Garage 17'4" x 8'1" (5.30m x 2.48m)

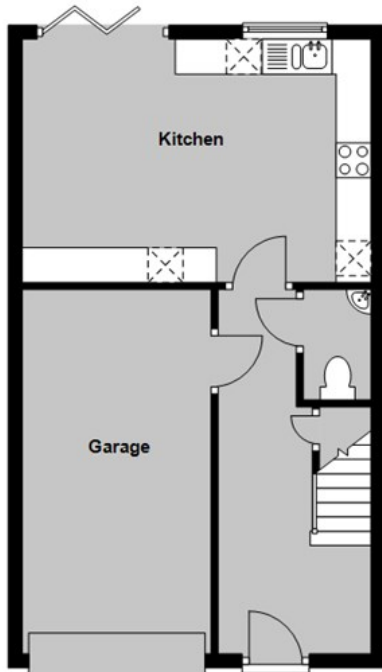
Off Street Parking

A block paved driveway provides off-street parking for one vehicle and access to the integral garage, and there is a further allocated parking space just inside the entrance to the cul-de-sac.



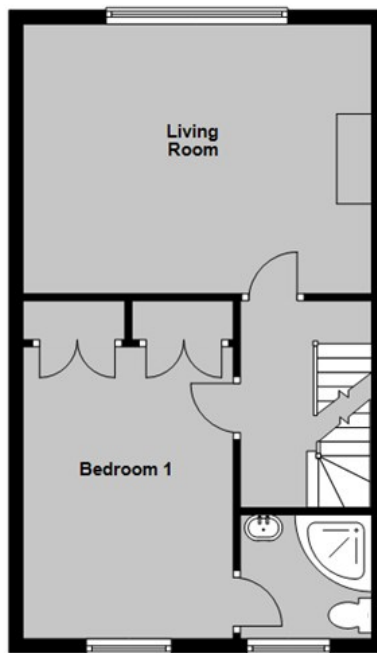
Ground Floor

Main area: approx. 29.1 sq. metres (313.8 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.5 sq. feet)



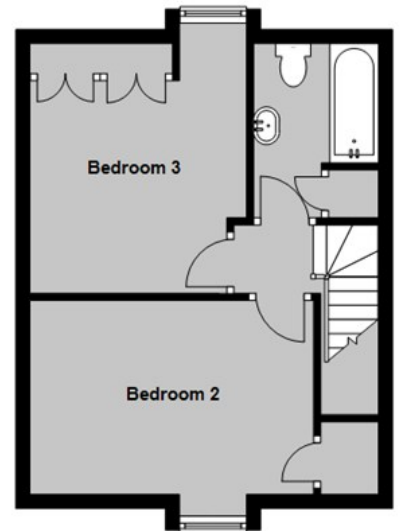
First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Main area: Approx. 106.2 sq. metres (1143.5 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.5 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	
Very energy efficient (newest properties)	Best
A	88
B	87
C	86
D	85
E	84
F	83
G	82
Least energy efficient (oldest properties)	Worst
England & Wales	

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