

CHRISTOPHER HODGSON



Whitstable
£485,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

2 Warwick Road, Whitstable, Kent, CT5 1HY

An extended Victorian end-of-terrace house ideally situated within Whitstable's much sought after conservation area and only a short distance from the bustling High Street with its popular eateries and boutique shops, highly regarded schools, bus routes, Whitstable station (0.6 miles) and a pleasant stroll to the beach.

The spacious and beautifully presented accommodation is arranged over three floors. The ground floor comprises an entrance hall, a sitting room with wood burning stove opening to a dining room, a contemporary kitchen with vaulted glazed roof, and a smartly fitted shower room. To

the first floor there are two double bedrooms and a study/fourth bedroom. The second floor is occupied by a further double bedroom with an en-suite cloakroom and fitted storage.

The secluded garden enjoys a South Easterly aspect, extending to 28ft (8.69m), and incorporating a garden studio which would suit a variety of uses. No onward chain.



LOCATION

Warwick 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 80mins.) 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 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 13'7" x 9'6" (4.13m x 2.90m)

- Dining Room 13'11" x 10'5" (4.25m x 3.18m)
- Kitchen 10'6" x 8'0" (3.21m x 2.45m)
- Shower Room

FIRST FLOOR

- Bedroom 1 13'0" x 10'11" (3.96m x 3.33m)
- Bedroom 3 14'3" x 7'10" (4.35m x 2.39m)
- Bedroom 4 / Study 10'5" x 8'1" (3.17m x 2.46m)

SECOND FLOOR

- Bedroom 2 14'2" x 13'0" (4.32m x 3.96m)
- En-Suite Cloakroom

OUTSIDE

- Garden 28'6" x 14'1" (8.69m x 4.29m)
- Garden Studio 12'7" x 9'3" (3.84m x 2.82m)

Agent's Note

Some of the images for this property have been virtually staged using CGI to provide an example of presentation

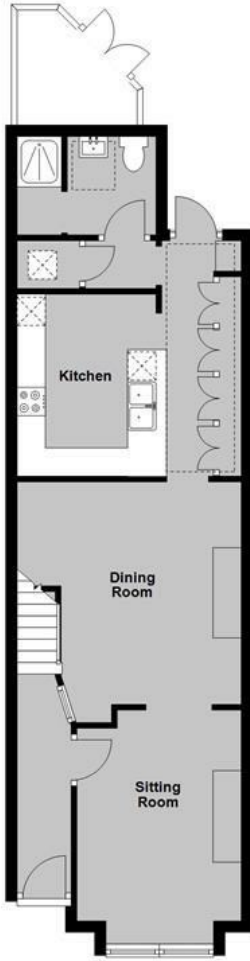
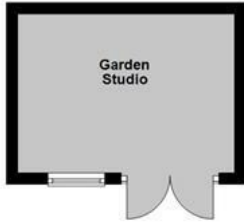


only. No furnishings are included with the sale of this property.



Ground Floor

Main area: approx. 52.3 sq. metres (562.9 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (115.7 sq. feet)



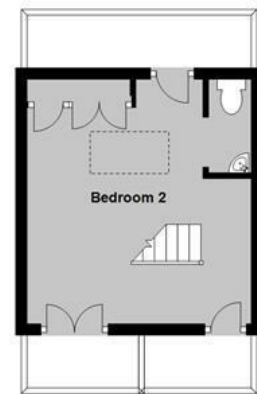
First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.1 sq. feet)



Main area: Approx. 109.0 sq. metres (1173.6 sq. feet)

Plus outbuildings, approx. 10.8 sq. metres (115.7 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest energy costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (highest energy costs)	H		
England & Wales		69	78

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

