

CHRISTOPHER HODGSON



Whitstable
£350,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

21 Gordon Road, Whitstable, Kent, CT5 4NF

A bright, spacious and smartly presented semi-detached bungalow ideally situated in a highly desirable location within close proximity of central Whitstable, with its bustling High Street, highly regarded schools, boutique shops, restaurants, the seafront, bus routes, and mainline railway station (0.8 miles).

The generously proportioned accommodation is arranged to provide an entrance hall, sitting/dining room, kitchen, two bedrooms, and a well-appointed bathroom.

The mature and established South facing garden extends to 47ft (14m). To the rear of the property, a driveway provides an area of off-street parking.



LOCATION

Gordon Road is a much sought after location within this popular seaside town, enjoying an elevated position and accessible to Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins and Stratford International approximately 64 mins. . The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

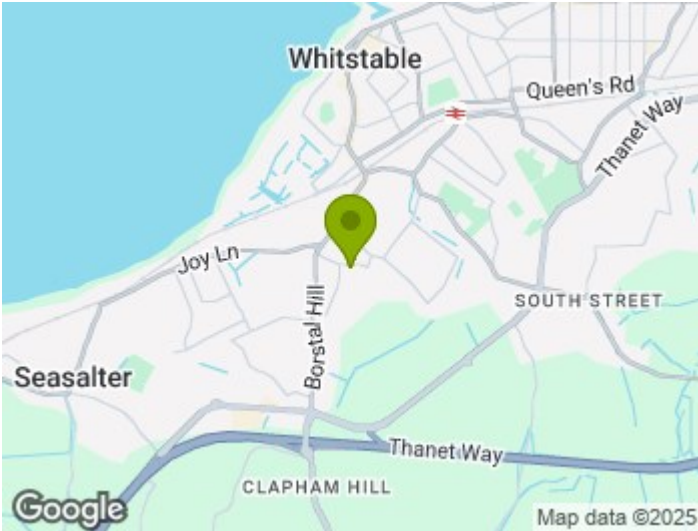
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 18'5" x 9'10" (5.62m x 3.00m)
- Kitchen 13'5" x 7'10" (4.10m x 2.40m)
- Bedroom 1 13'4" x 9'10" (4.07m x 3.00m)
- Bedroom 2 9'8" x 7'10" (2.95m x 2.40m)
- Bathroom

OUTSIDE

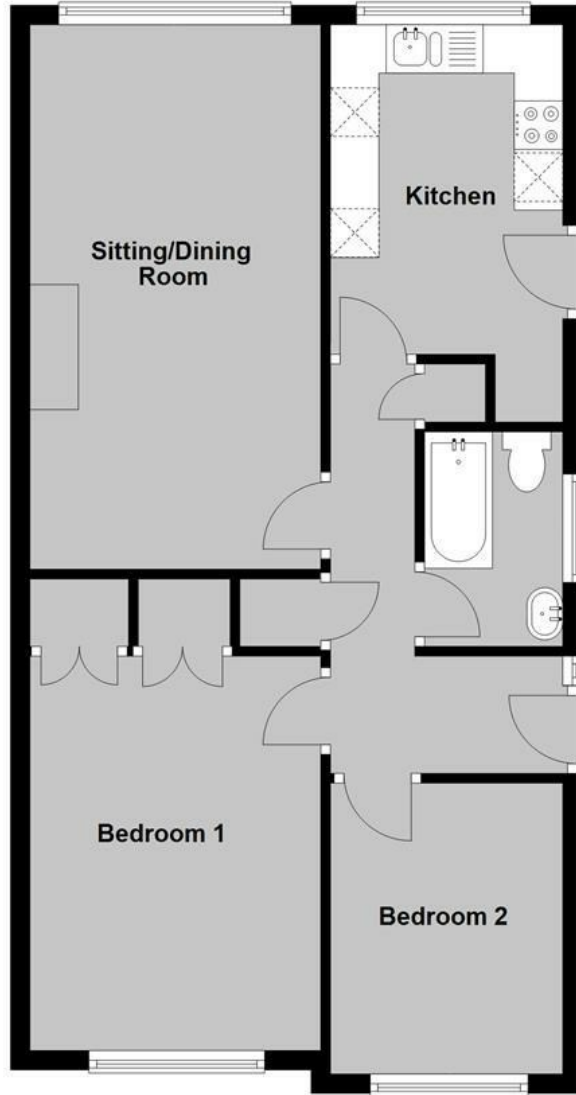
- Garden 47" x 27" (14.33m x 8.23m)





Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



Total area: approx. 58.6 sq. metres (631.1 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 - lower running costs	Current
A	85
B	
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
England & Wales	
EPC Rating	

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