CHRISTOPHER HODGSON

Whitstable

£625,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

64 Woodlawn Street, Whitstable, Kent, CT5 1HH

A dramatically remodelled Victorian house ideally situated on Whitstable's sought after Woodlawn Street, within the highly desirable conservation area, a short stroll to the beach, and moments from the High Street with it's array of independent shops, highly regarded restaurants and cafe bars. Whitstable station is 0.4 miles distant.

The thoughtfully extended accommodation is presented in enviable style throughout, extending to 1355 sq ft (126 sq m), and is arranged on the ground floor to provide an entrance hall, a large sitting room, an open plan kitchen/dining room with doors opening to the garden, a utility room and a cloakroom. The first floor comprises three double bedrooms and a luxuruious shower room, with a further double bedroom located on the second floor.

To the rear of the house there is a beautifully landscaped South facing garden, which provides the ideal environment for alfresco entertaining. No onward chain.

LOCATION
Woodlawn Street is a highly desirable road within the town's conservation area in central Whitstable being 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 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.

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

GROUND FLOOR

• Entrance Hall 16'4" x 3' (4.98m x 0.91m)

• Sitting Room 23'1" x 11'9" (7.04m x 3.58m)

• Kitchen/Dining Room 20'4" (6.20m)

• Utility Room 5'3" x 4'7" (1.60m x 1.40m)

• Cloakroom 6'4" x 2'5" (1.93m x 0.74m)

FIRST FLOOR

• Bedroom 1 14'5" x 10'10" (4.39m x 3.30m)

• Bedroom 3 9' x 8' (2.74m x 2.44m)

• Bedroom 4 11'8" x 8'7" (3.58m x 2.64m)

• Shower Room 8'10" x 5'7" (2.69m x 1.70m)

SECOND FLOOR

• Bedroom 2 14'5" x 12'6" (4.39m x 3.81m)

OUTSIDE

• Garden 37' x 15' (11.28m x 4.57m)

Whitstable Harbour
Tower Parade
Harbour St
Whitstable
Whitstable Beach
Cromwell Rd
Island Wall
High St
Acton Rd
Station Rd
Google
Map data ©2025

Total area: approx. 125.9 sq. metres (1355.4 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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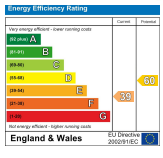

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

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