

CHRISTOPHER HODGSON



Whitstable

£225,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Flat 6 Admiral House, Wheatley Road, Whitstable, Kent, CT5 1FR

An exceptional second floor apartment forming part of a contemporary building in the heart of central Whitstable. Admiral House is 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 only 320 metres from Whitstable station.

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan living

accommodation incorporating a sitting room/dining area, and a smartly fitted kitchen area, a double bedroom with fitted wardrobes, a stylish shower room, and a store cupboard accessed via the hallway.

The apartment benefits from one allocated parking space.



LOCATION

Wheatley Road is a popular residential location situated in close proximity to 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 town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (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:

SECOND FLOOR

- Entrance Hall
- Sitting Room / Dining Area 19'7" x 12'5" (5.99m x 3.80m)
- Kitchen 12'5" x 7'10" (3.80m x 2.40m)
- Bedroom 9'1" x 8'11" (2.79m x 2.74m)

- Shower Room 11'6" x 4'6" (3.52m x 1.38m)

- Store 5'4" x 2'5" (1.65m x 0.75m)

Lease

The property is being sold with the remainder of a 125 year lease granted on 1st June 2013 (subject to confirmation from vendor's solicitor).

Ground Rent

We have been advised that the Ground Rent for 2025/2026 is £250.00 per annum (subject to confirmation from vendor's solicitor).

Service Charge

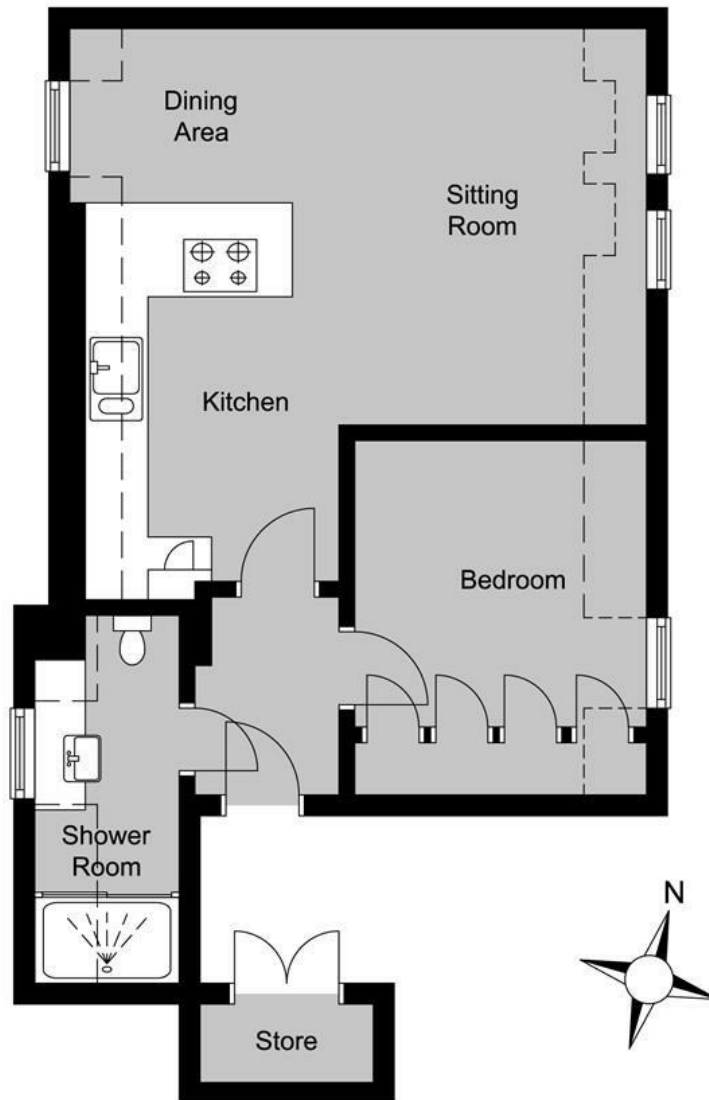
We have been advised that the Service Charge for the year 2025/2026 is £1,141.00 (subject to confirmation from vendor's solicitor).



Second Floor

Main area: approx. 45.0 sq. metres (484.4 sq. feet)

----- Restricted Head Height



Main area: Approx. 45.0 sq. metres (484.4 sq. feet)

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

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Energy Efficiency Rating		Current	Target
Very energy efficient (newest category)	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
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Below average	H		
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