

CHRISTOPHER HODGSON



Whitstable
£400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

53 Essex Street, Whitstable, Kent, CT5 4HP

An extended terraced house situated within Whitstable's much sought after conservation area and only a short distance from the High Street with it's popular eateries and boutique shops, highly regarded schools, bus routes, Whitstable station (0.6 miles) and a pleasant stroll across the golf course to the beach.

The spacious and smartly presented accommodation is arranged over three floors to provide an entrance porch, entrance hall, sitting room, dining room opening to the

kitchen, three double bedrooms, two bathrooms and a dressing room/study.

The rear garden enjoys a South Easterly aspect and has been designed for ease of maintenance.

No onward chain.



LOCATION

Essex Street is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a 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 Porch
- Entrance Hall
- Sitting Room 11'2" x 10'4" (3.40m x 3.16m)
- Dining Room 13'5" x 11'3" (4.09m x 3.43m)

- Kitchen 11'11" x 7'10" (3.62m x 2.40m)

- Bathroom 7'10" x 7'5" (2.39m x 2.26m)

FIRST FLOOR

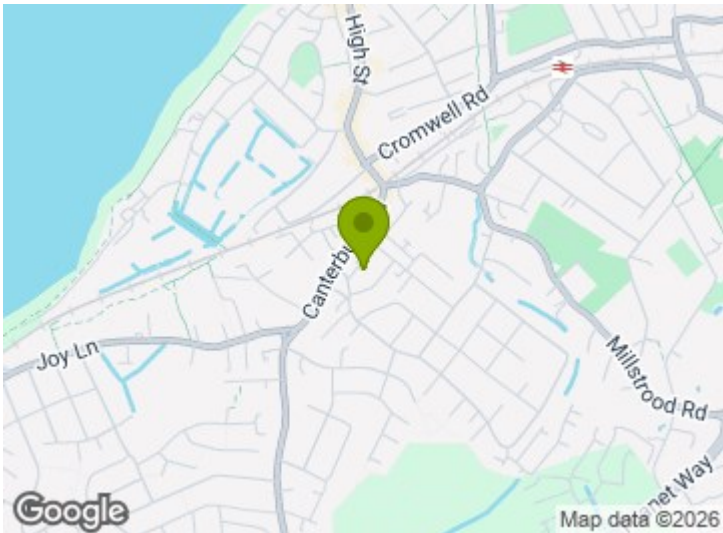
- Bedroom 1 13'5" x 11'1" (4.09m x 3.40m)
- Bedroom 2 13'5" x 8'5" (4.09m x 2.59m)
- Dressing Room/Study 11'11" x 7'11" (3.62m x 2.41m)
- Shower Room 8'1" x 7'10" (2.46m x 2.39m)

SECOND FLOOR

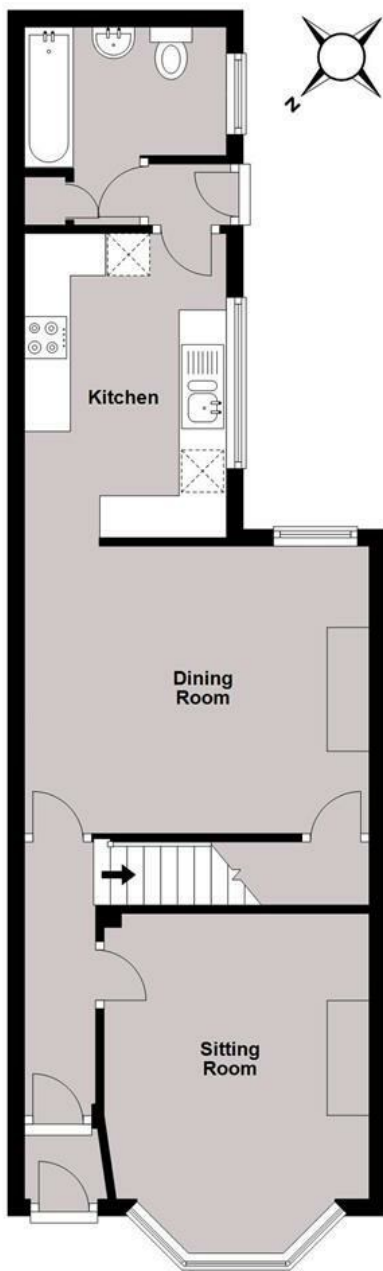
- Bedroom 3 20'8" x 11'4" (6.30m x 3.46m)

OUTSIDE

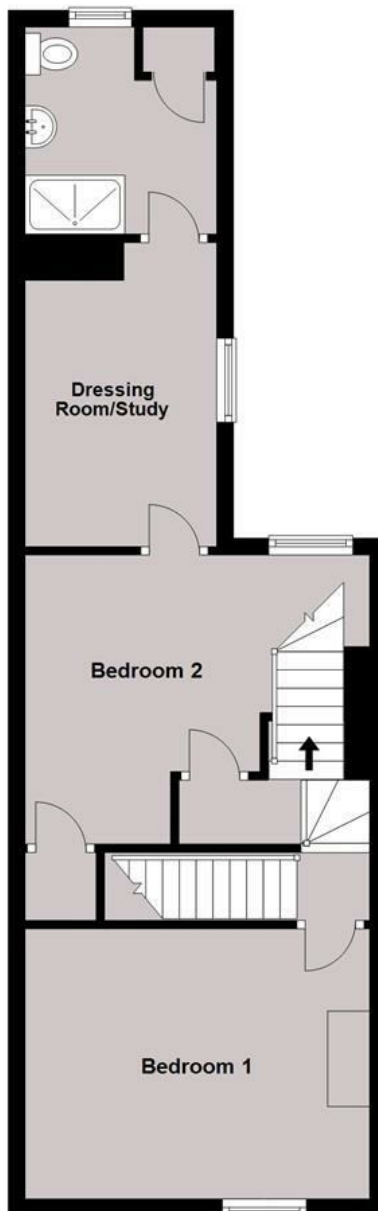
- Garden 43" x 14" (13.11m x 4.27m)



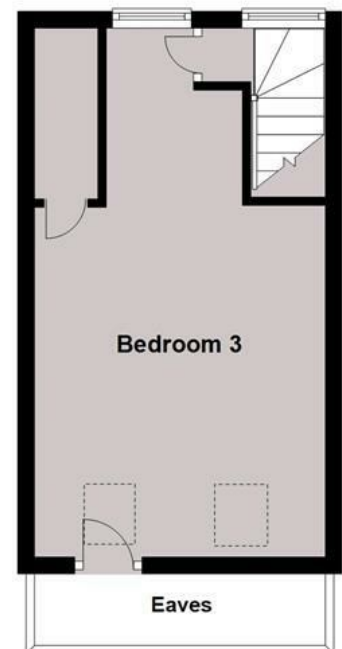
Ground Floor



First Floor



Second Floor



Total area: approx. 119.0 sq. metres (1280.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating	
Very Energy Efficient (A+)	92
Energy Efficient (A)	85
Decent (B)	79
Needs Improvement (C)	73
Needs Improvement (D)	69
Needs Improvement (E)	65
Needs Improvement (F)	59
Needs Improvement (G)	55

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