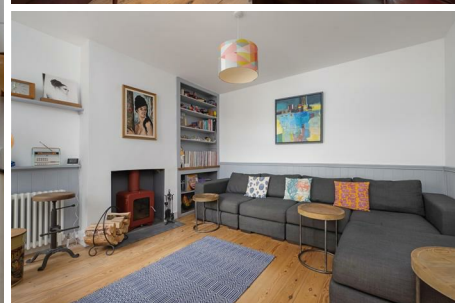


CHRISTOPHER HODGSON



Whitstable

£565,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

38 Nelson Road, Whitstable, Kent, CT5 1EA

An attractive Victorian terraced house situated just over 300 metres from Whitstable's charming pebble beach and moments from the High Street with its array of independent shops, highly regarded restaurants and café bars. The house enjoys a much sought-after position on Nelson Road, within the highly desirable conservation area and a short stroll from Whitstable station (0.5 miles).

The bright, spacious and beautifully presented accommodation is arranged to provide an entrance hall, a sitting room with a bay window and an open fireplace, a living room with a wood-burning stove, open-plan to a

contemporary kitchen/dining room with bi-folding doors leading to the garden, and a cloakroom. The first floor comprises three double bedrooms and a well-appointed bathroom with a utility cupboard.

To the rear of the house, the garden enjoys a South Westerly aspect and extends to 56 ft (17 m), incorporating a decked seating area, making it the ideal environment for entertaining. No onward chain.



LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops, Post Office and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 94mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 81mins. 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 Room 12'10" x 11'2" (3.91m x 3.40m)
- Living Room 12'10" x 11'10" (3.91m x 3.61m)

- Kitchen/Dining Room 19'6" x 10'10" (5.95m x 3.30m)

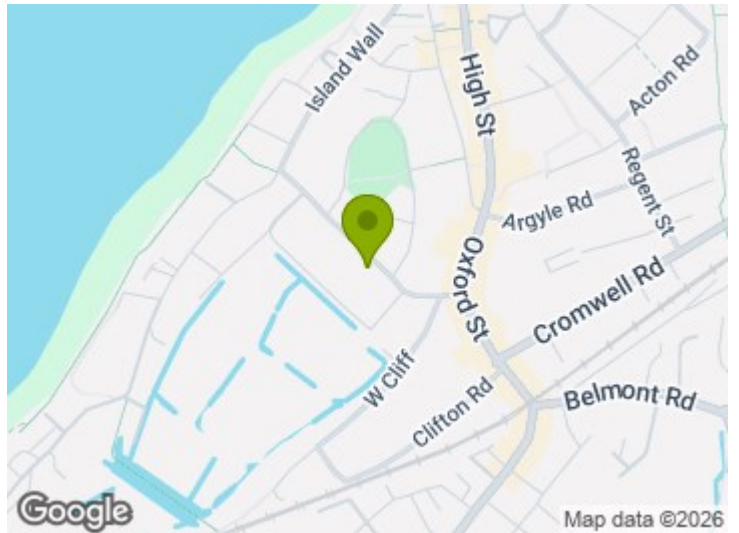
- Cloakroom

FIRST FLOOR

- Bedroom 1 16'5" x 11'5" (5.00m x 3.48m)
- Bedroom 2 13'1" x 12'0" (3.99m x 3.66m)
- Bedroom 3 11'4" x 8'3" (3.45m x 2.51m)
- Bathroom 10'10" x 7'9" (3.30m x 2.36m)

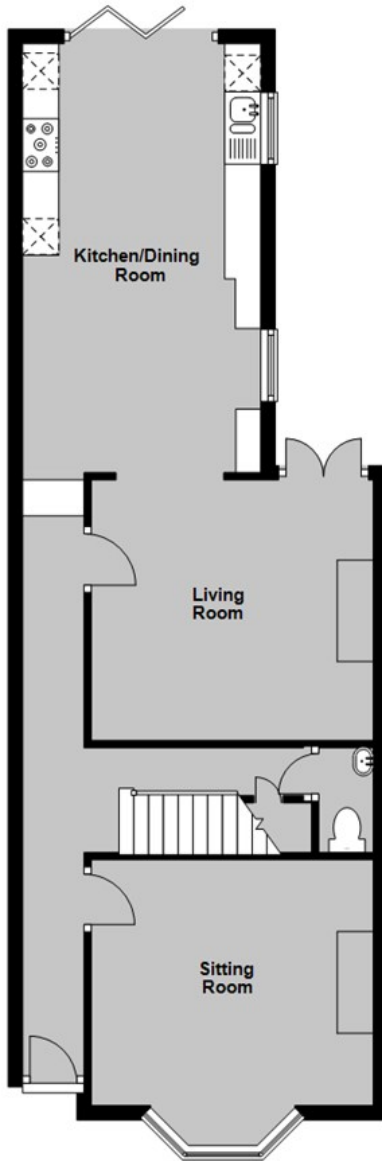
OUTSIDE

- Garden 56' x 17' (17.07m x 5.18m)

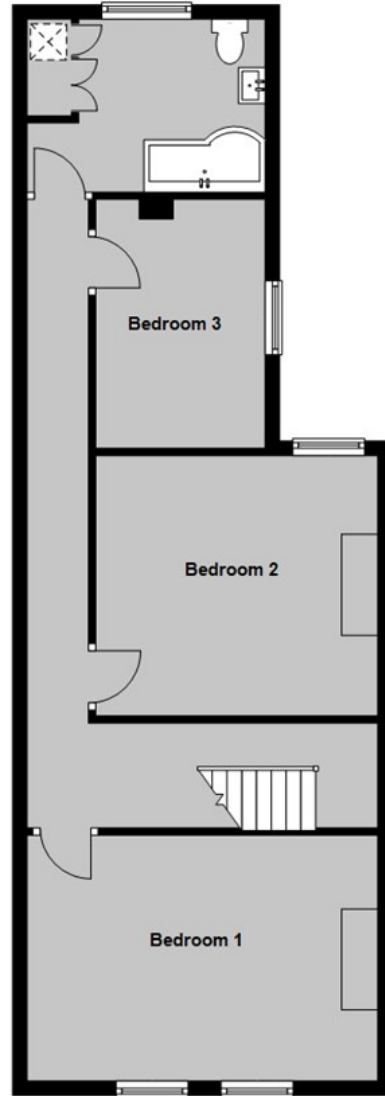




Ground Floor
Approx. 61.9 sq. metres (666.3 sq. feet)



First Floor
Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 125.9 sq. metres (1355.0 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		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient - very high running costs	G		
England & Wales		70	78
Minimum efficient - higher running costs			
England & Wales		70	78

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

