

# CHRISTOPHER HODGSON



**Whitstable**

**£349,500** Freehold



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# Whitstable

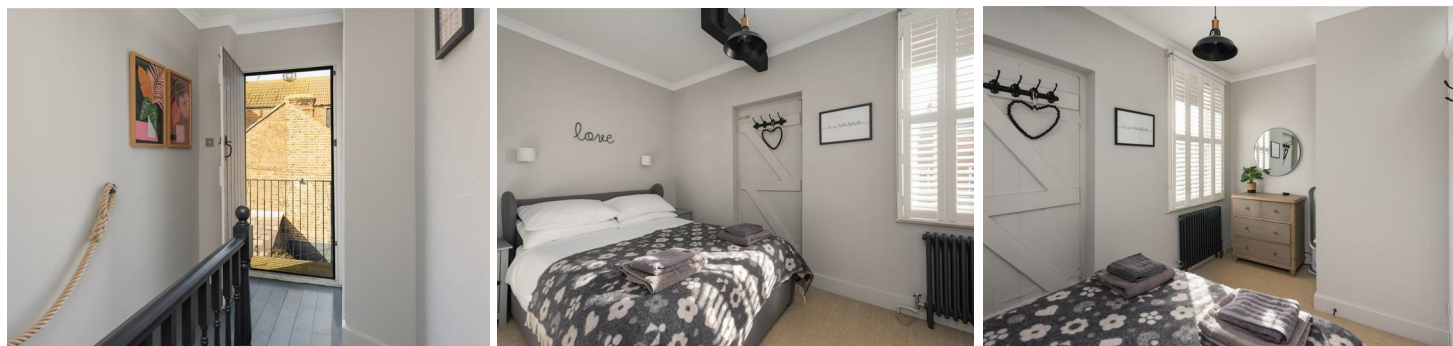
## *The Little Cottage, 40 Swanfield Road, Whitstable, Kent, CT5 4HN*

A beautifully restored Victorian building, and former cycle repair shop, conveniently situated within Whitstable's desirable conservation area. The property is moments from the bustling town centre with its boutique shops and highly regarded restaurants, and is a short distance from Whitstable station (0.6 miles). The town is famed for its native Oysters, impressive sunsets, pebble beach and working harbour, all of which are just a pleasant stroll away.

This unique and interesting house exudes charm and character and benefits from light filled, open-plan living

accommodation which has been presented in enviable style throughout and is arranged to provide a spacious living room with high ceiling and incorporating a bespoke kitchen by Fired Earth, two bedrooms and a stylish bathroom with luxurious fittings.

The recently landscaped, private courtyard garden has been designed for ease of maintenance and provides an ideal space to entertain. No onward chain.



### LOCATION

Swanfield Road 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 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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

- Open-Plan Living Room/Kitchen 19'3" x 13'11" (5.87m x 4.25m)

#### FIRST FLOOR

- Bedroom 1 13'8" x 7'7" (4.17m x 2.31m)

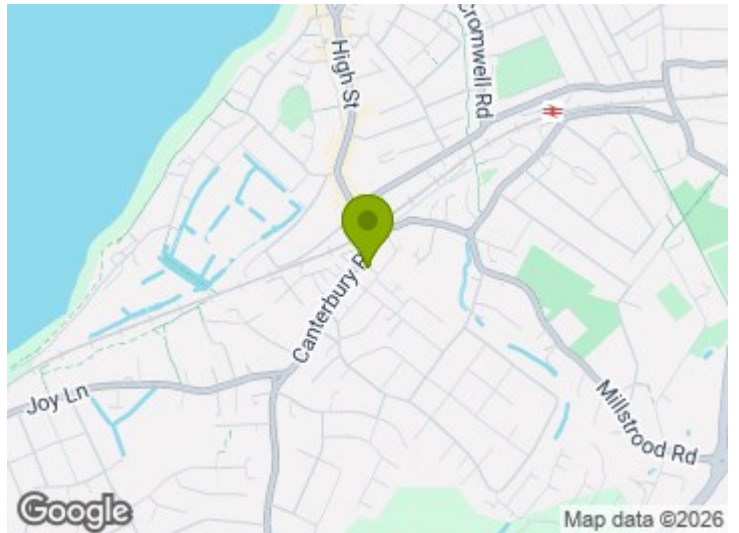
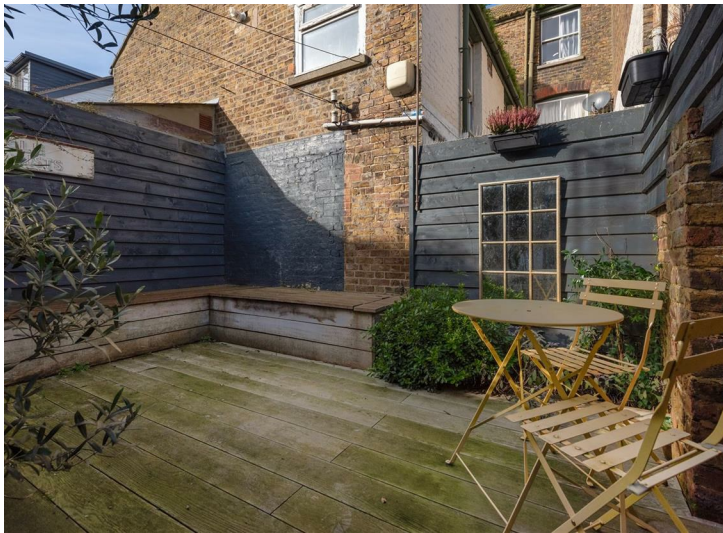
- Bedroom 2 8'8" x 6'6" (2.64m x 1.98m)

- Bathroom

#### OUTSIDE

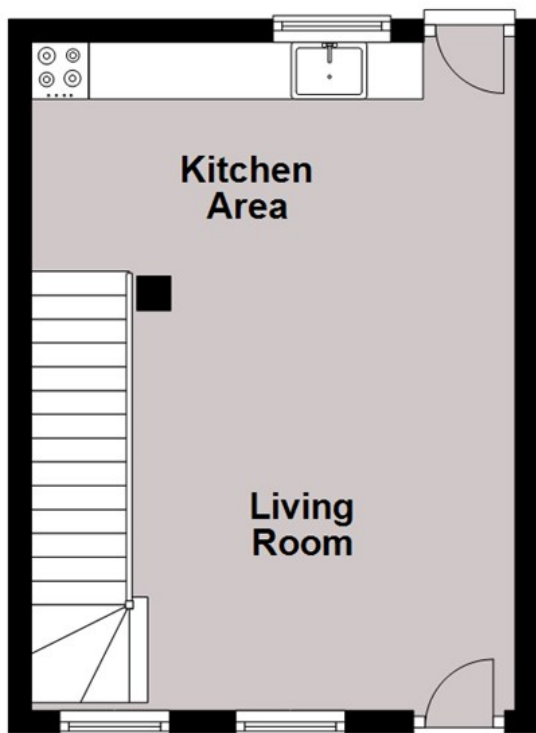
- Courtyard Garden 20' x 17' (6.10m x 5.18m)





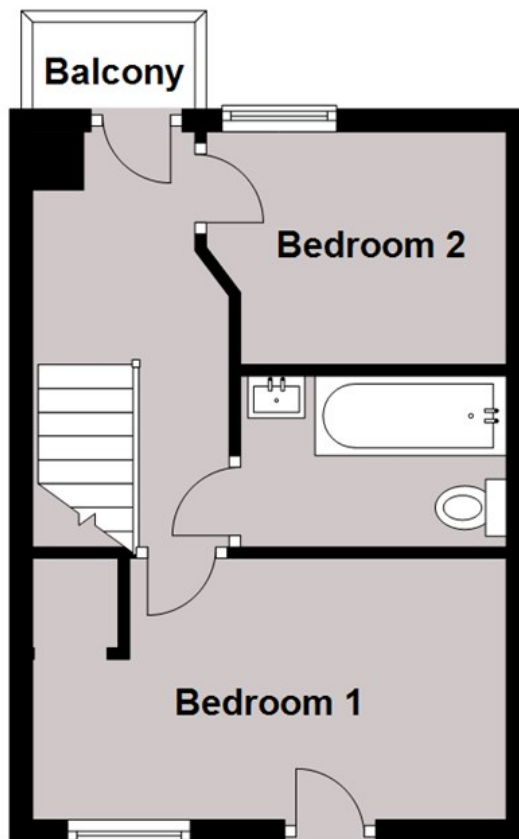
## Ground Floor

Approx. 24.9 sq. metres (268.5 sq. feet)



## First Floor

Approx. 25.1 sq. metres (270.7 sq. feet)



**Total area: approx. 50.1 sq. metres (539.2 sq. feet)**

**Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year	A		
71 kWh/m <sup>2</sup> per year	B		
55 kWh/m <sup>2</sup> per year	C		
46 kWh/m <sup>2</sup> per year	D		
39 kWh/m <sup>2</sup> per year	E		
34 kWh/m <sup>2</sup> per year	F		
31 kWh/m <sup>2</sup> per year	G		
29 kWh/m <sup>2</sup> per year	H		
26 kWh/m <sup>2</sup> per year	I		
25 kWh/m <sup>2</sup> per year	J		

England & Wales  
EPC Directive  
2002/91/EC

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