

CHRISTOPHER HODGSON



Whitstable
£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

24 Gorrell Road, Whitstable, Kent, CT5 1RN

A significantly extended and beautifully presented family home, ideally situated less than half a mile from Whitstable station and within easy reach of the vibrant town centre, renowned for its independent shops, highly regarded restaurants, schools and bus routes. Whitstable's charming seafront is also just a short stroll away.

The bright and spacious accommodation is finished in a smart contemporary style throughout and comprises an entrance hall, a generous sitting room, and an impressive open-plan living space incorporating a contemporary kitchen and living/dining area with doors opening to the garden. A utility room and shower room complete the ground floor. To the first floor are three bedrooms and a family bathroom.

The generous rear garden extends to approximately 61ft (18m) and provides an ideal setting for outdoor entertaining and family life. A detached garden studio offers versatile accommodation suitable for a variety of uses, including a home office. A driveway provides an area of off-street parking.



LOCATION

Gorrell Road is a highly desirable residential location situated within close proximity to central Whitstable being well served by shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including a diverse range of shops, well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just a short stroll, 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

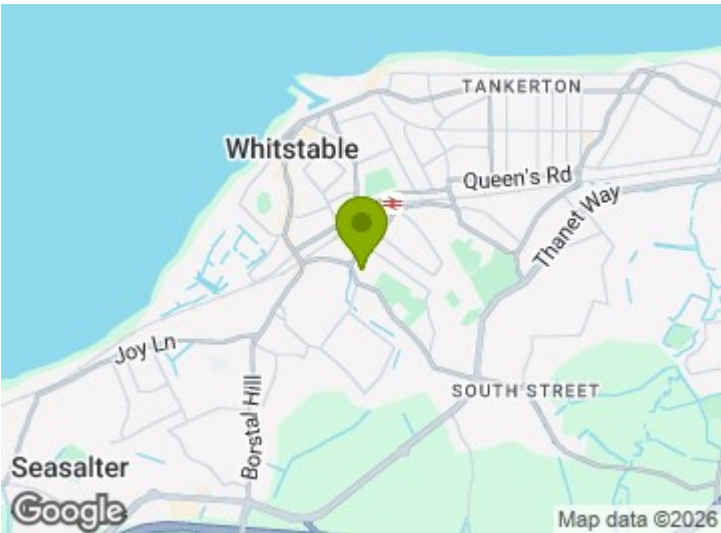
- Sitting Room 12'2" x 10'11" (3.72m x 3.35m)
- Kitchen/Dining Room 31'4" x 15'10" (9.56m x 4.83m)
- Utility Room 8'7" x 4'7" (2.64m x 1.42m)
- Cloakroom 5'10" x 5'10" (1.80m x 1.79m)

FIRST FLOOR

- Bedroom 1 10'11" x 10'11" (3.35m x 3.33m)
- Bedroom 2 11'1" x 10'10" (3.38m x 3.31m)
- Bedroom 3 7'1" x 5'11" (2.17m x 1.81m)
- Bathroom 5'11" x 5'11" (1.82m x 1.81m)

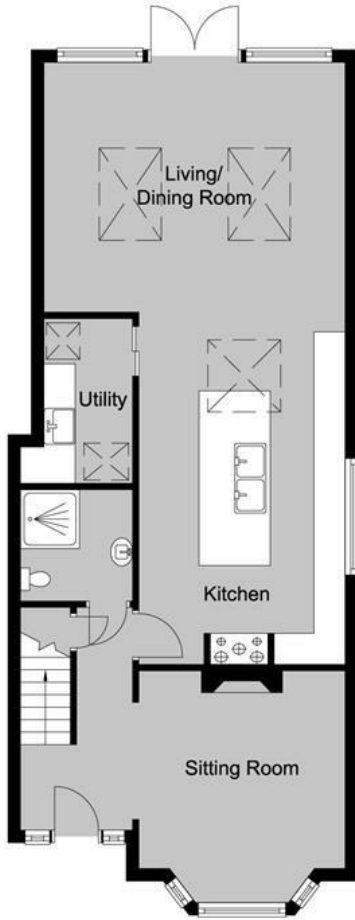
OUTSIDE

- Garden 61' x 18' (18.59m x 5.49m)
- Studio 20'0" x 11'4" (6.10m x 3.46m)



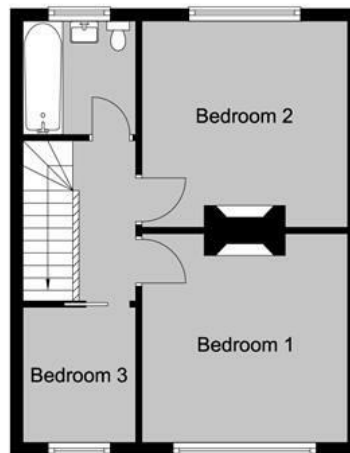
Ground Floor

Main area: approx. 50.0 sq. metres (538.1 sq. feet)



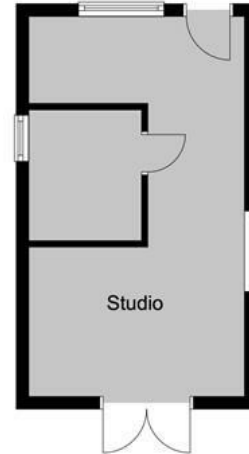
First Floor

Main area: approx. 30.0 sq. metres (322.9 sq. feet)



Outbuilding

Main area: approx. 21.1 sq. metres (227.1 sq. feet)



Main area: Approx. 80.0 sq. metres (861.1 sq. feet)

Plus Outbuilding: Approx. 21.1 sq. metres (227.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient	A+		
Energy Efficient	A		
Decent	B		
Below Average	C		
Below Average	D		
Below Average	E		
Below Average	F		
Below Average	G		
Below Average	H		
Below Average	I		
Below Average	J		
Below Average	K		
Below Average	L		
Below Average	M		
Below Average	N		
Below Average	O		
Below Average	P		
Below Average	Q		
Below Average	R		
Below Average	S		
Below Average	T		
Below Average	U		
Below Average	V		
Below Average	W		
Below Average	X		
Below Average	Y		
Below Average	Z		
Below Average	AA		
Below Average	AB		
Below Average	AC		
Below Average	AD		
Below Average	AE		
Below Average	AF		
Below Average	AG		
Below Average	AH		
Below Average	AI		
Below Average	AJ		
Below Average	AK		
Below Average	AL		
Below Average	AM		
Below Average	AN		
Below Average	AO		
Below Average	AP		
Below Average	AQ		
Below Average	AR		
Below Average	AS		
Below Average	AT		
Below Average	AU		
Below Average	AV		
Below Average	AW		
Below Average	AX		
Below Average	AY		
Below Average	AZ		
Below Average	BA		
Below Average	BB		
Below Average	BC		
Below Average	BD		
Below Average	BE		
Below Average	BF		
Below Average	BG		
Below Average	BH		
Below Average	BI		
Below Average	BJ		
Below Average	BK		
Below Average	BL		
Below Average	BM		
Below Average	BN		
Below Average	BO		
Below Average	BP		
Below Average	BQ		
Below Average	BR		
Below Average	BS		
Below Average	BT		
Below Average	BU		
Below Average	BV		
Below Average	BW		
Below Average	BX		
Below Average	BY		
Below Average	BZ		
Below Average	CA		
Below Average	CB		
Below Average	CC		
Below Average	CD		
Below Average	CE		
Below Average	CF		
Below Average	CG		
Below Average	CH		
Below Average	CI		
Below Average	CJ		
Below Average	CK		
Below Average	CL		
Below Average	CM		
Below Average	CN		
Below Average	CO		
Below Average	CP		
Below Average	CQ		
Below Average	CR		
Below Average	CS		
Below Average	CT		
Below Average	CU		
Below Average	CV		
Below Average	CW		
Below Average	CX		
Below Average	CY		
Below Average	CZ		
Below Average	DA		
Below Average	DB		
Below Average	DC		
Below Average	DD		
Below Average	DE		
Below Average	DF		
Below Average	DG		
Below Average	DH		
Below Average	DI		
Below Average	DJ		
Below Average	DK		
Below Average	DL		
Below Average	DM		
Below Average	DN		
Below Average	DO		
Below Average	DP		
Below Average	DQ		
Below Average	DR		
Below Average	DS		
Below Average	DT		
Below Average	DU		
Below Average	DV		
Below Average	DW		
Below Average	DX		
Below Average	DY		
Below Average	DZ		
Below Average	EA		
Below Average	EB		
Below Average	EC		
Below Average	ED		
Below Average	EE		
Below Average	EF		
Below Average	EG		
Below Average	EH		
Below Average	EI		
Below Average	EJ		
Below Average	EK		
Below Average	EL		
Below Average	EM		
Below Average	EN		
Below Average	EO		
Below Average	EP		
Below Average	EQ		
Below Average	ER		
Below Average	ES		
Below Average	ET		
Below Average	EU		
Below Average	EV		
Below Average	EW		
Below Average	EX		
Below Average	EY		
Below Average	EZ		
Below Average	FA		
Below Average	FB		
Below Average	FC		
Below Average	FD		
Below Average	FE		
Below Average	FF		
Below Average	FG		
Below Average	FH		
Below Average	FI		
Below Average	FJ		
Below Average	FK		
Below Average	FL		
Below Average	FM		
Below Average	FN		
Below Average	FO		
Below Average	FP		
Below Average	FQ		
Below Average	FR		
Below Average	FS		
Below Average	FT		
Below Average	FU		
Below Average	FV		
Below Average	FW		
Below Average	FX		
Below Average	FY		
Below Average	FZ		
Below Average	GA		
Below Average	GB		
Below Average	GC		
Below Average	GD		
Below Average	GE		
Below Average	GF		
Below Average	GG		
Below Average	GH		
Below Average	GI		
Below Average	GJ		
Below Average	GK		
Below Average	GL		
Below Average	GM		
Below Average	GN		
Below Average	GO		
Below Average	GP		
Below Average	GQ		
Below Average	GR		
Below Average	GS		
Below Average	GT		
Below Average	GU		
Below Average	GV		
Below Average	GW		
Below Average	GX		
Below Average	GY		
Below Average	GZ		
Below Average	HA		
Below Average	HB		
Below Average	HC		
Below Average	HD		
Below Average	HE		
Below Average	HF		
Below Average	HG		
Below Average	HH		
Below Average	HI		
Below Average	HJ		
Below Average	HK		
Below Average	HL		
Below Average	HM		
Below Average	HN		
Below Average	HO		
Below Average	HP		
Below Average	HQ		
Below Average	HR		
Below Average	HS		
Below Average	HT		
Below Average	HU		
Below Average	HV		
Below Average	HW		
Below Average	HX		
Below Average	HY		
Below Average	HZ		
Below Average	IA		
Below Average	IB		
Below Average	IC		
Below Average	ID		
Below Average	IE		
Below Average	IF		
Below Average	IG		
Below Average	IH		
Below Average	II		
Below Average	IJ		
Below Average	IK		
Below Average	IL		
Below Average	IM		
Below Average	IN		
Below Average	IO		
Below Average	IP		
Below Average	IQ		
Below Average	IR		
Below Average	IS		
Below Average	IT		
Below Average	IU		
Below Average	IV		
Below Average	IW		
Below Average	IX		
Below Average	IY		
Below Average	IZ		
Below Average	JA		
Below Average	JB		
Below Average	JC		
Below Average	JD		
Below Average	JE		
Below Average	JF		
Below Average	JG		
Below Average	JH		
Below Average	JI		
Below Average	JJ		
Below Average	JK		
Below Average	JL		
Below Average	JM		
Below Average	JN		
Below Average	JO		
Below Average	JP		
Below Average	JQ		
Below Average	JR		
Below Average	JS		
Below Average	JT		
Below Average	JU		
Below Average	JV		
Below Average	JW		
Below Average	JX		
Below Average	JY		
Below Average	JZ		
Below Average	KA		
Below Average	KB		
Below Average	KC		
Below Average	KD		
Below Average	KE		
Below Average	KF		
Below Average	KG		
Below Average	KH		
Below Average	KI		
Below Average	KJ		
Below Average	KK		
Below Average	KL		
Below Average	KM		
Below Average	KN		
Below Average	KO		
Below Average	KP		
Below Average	KQ		
Below Average	KR		
Below Average	KS		
Below Average	KT		
Below Average	KU		
Below Average	KV		
Below Average	KW		
Below Average	KX		
Below Average	KY		
Below Average	KZ		
Below Average	LA		
Below Average	LB		
Below Average	LC		
Below Average	LD		
Below Average	LE		
Below Average	LF		
Below Average	LG		
Below Average	LH		
Below Average	LI		
Below Average	LJ		
Below Average	LK		
Below Average	LL		
Below Average	LM		
Below Average	LN		
Below Average	LO		
Below Average	LP		
Below Average	LQ		
Below Average	LR		
Below Average	LS		
Below Average	LT		
Below Average	LU		
Below Average	LV		
Below Average	LW		
Below Average	LX		
Below Average	LY		
Below Average	LZ		
Below Average	MA		
Below Average	MB		
Below Average	MC		
Below Average	MD		
Below Average	ME		
Below Average	MF		
Below Average	MG		
Below Average	MH		
Below Average	MI		
Below Average	MJ		
Below Average	MK		
Below Average	ML		
Below Average	MM		
Below Average	MN		
Below Average	MO		
Below Average	MP		
Below Average	MQ		
Below Average	MR		
Below Average	MS		
Below Average	MT		
Below Average	MU		
Below Average	MV		
Below Average	MW		
Below Average	MX		
Below Average	MY		
Below Average	MZ		
Below Average	NA		
Below Average	NB		
Below Average	NC		
Below Average	ND		
Below Average	NE		
Below Average	NF		
Below Average	NG		
Below Average	NH		
Below Average	NI		
Below Average	NJ		
Below Average	NK		
Below Average	NL		
Below Average	NM		
Below Average	NN		
Below Average	NO		
Below Average	NP		
Below Average	NQ		
Below Average	NR		
Below Average	NS		
Below Average	NT		
Below Average	NU		
Below Average	NV		
Below Average	NW		
Below Average	NX		
Below Average	NY		
Below Average	NZ		
Below Average	OA		
Below Average	OB		
Below Average	OC		
Below Average	OD		
Below Average	OE		
Below Average	OF		
Below Average	OG		
Below Average	OH		
Below Average	OI		
Below Average	OJ		
Below Average	OK		
Below Average	OL		
Below Average	OM		
Below Average	ON		
Below Average	OO		
Below Average	OP		
Below Average	OQ		