

CHRISTOPHER HODGSON



**Whitstable**

**£400,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## 20 Argyle Road, Whitstable, Kent, CT5 1JS

An attractive Victorian terraced house in the heart of Whitstable's desirable conservation area, positioned on Argyle Road, a characterful street which is also home to St John's Methodist Church, known locally for classical concerts and regular classes. The High Street, seafront, and working harbour are all within easy walking distance, and Whitstable Station is around an 8-minute walk away.

The beautifully presented accommodation comprises a sitting room with a woodburning stove within an exposed brickwork fireplace and an angled bay window with plantation shutters open-plan to a dining room, featuring an open fireplace and leading through to a contemporary kitchen. Both rooms feature painted floorboards and

half-height timber panelling. There is also a stylish ground-floor shower room.

The staircase rising to the first floor features exposed brickwork and leads to two double bedrooms. The principal bedroom benefits from a generous en-suite bathroom with timber panelling, including a bath and separate shower enclosure.

Outside, the rear garden extends to approximately 21ft (6m), has been designed for ease of maintenance and incorporates a decked terrace, with pedestrian access from the rear via an alleyway from Argyle Road.



### LOCATION

Argyle Road is conveniently situated within the popular Conservation area being accessible to local schools, the harbour and seafront and the town centre where a choice of individual shops, leisure amenities and restaurants can be found. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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

- Sitting Room 12'3" x 12'1" (3.75 x 3.69m)
- Dining Room 12'3" x 10'7" (3.75m x 3.24m)

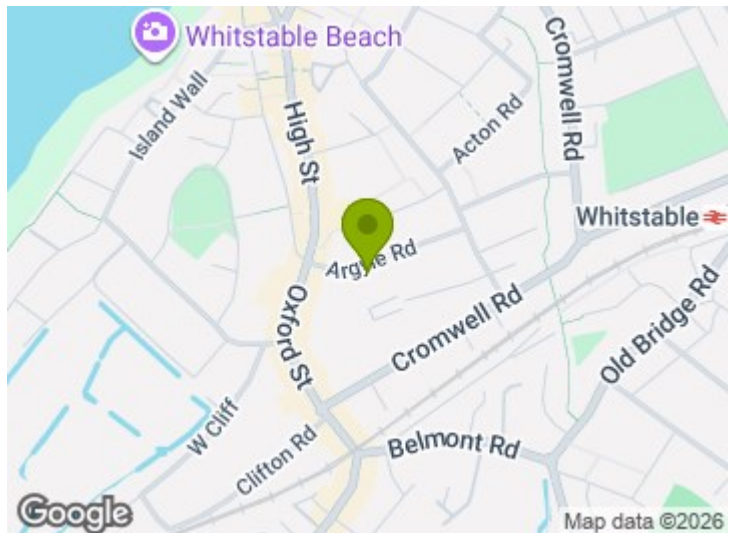
- Kitchen 13'3" x 6'4" (4.06m x 1.94m)
- Shower Room 8'7" x 6'4" (2.62m x 1.94m)

#### FIRST FLOOR

- Bedroom 1 12'3" x 10'7" (3.75m x 3.24m)
- En-Suite Bathroom 12'1" x 6'4" (3.69m x 1.94m)
- Bedroom 2 12'3" x 10'5" (3.75m x 3.18m)

#### OUTSIDE

- Garden 21'5" x 12'5" (6.53m x 3.78m)



**Ground Floor**  
Main area: approx. 41.6 sq. metres (448.0 sq. feet)

**First Floor**  
Main area: approx. 35.0 sq. metres (377.0 sq. feet)



Main area: Approx. 76.6 sq. metres (825.0 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,865.10.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year (space heating only)	A		80
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	62	
27 kWh/m <sup>2</sup> per year	G		

England & Wales  
EPC Directive 2002/91/EC

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