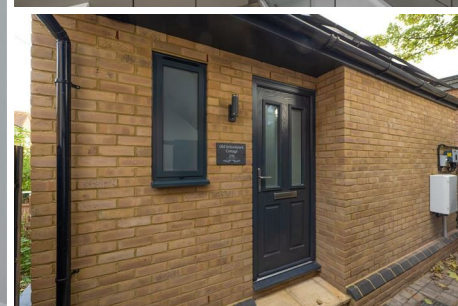


CHRISTOPHER HODGSON



Whitstable

£225,000 Freehold



Whitstable

Old Schoolyard Cottage, 27b Oxford Street, Whitstable, Kent, CT5 1DB

A newly built detached bungalow, ideally located just off Oxford Street in a private and secluded position, yet remaining accessible to Whitstable's vibrant centre. The property is moments away from cafés, bars, boutique shops, highly regarded restaurants, and is a short stroll to the beach, harbour and Whitstable station (0.5 miles).

The generously proportioned accommodation is presented in smart contemporary style throughout and is arranged to provide an entrance hall, a bright and open-plan kitchen/living room with vaulted ceiling and a pair of

casement doors opening onto a south-facing courtyard garden, a double bedroom, and a stylish shower room.

The property also benefits from photovoltaic solar panels, which contribute towards the electricity supply.

No onward chain.



LOCATION

Oxford Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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
- Kitchen/Living Room 15'8" x 12'8" (4.80 x 3.87m)
- Bedroom 1'9'2" x 9'1" (2.81m x 2.79m)

- Shower Room

OUTSIDE

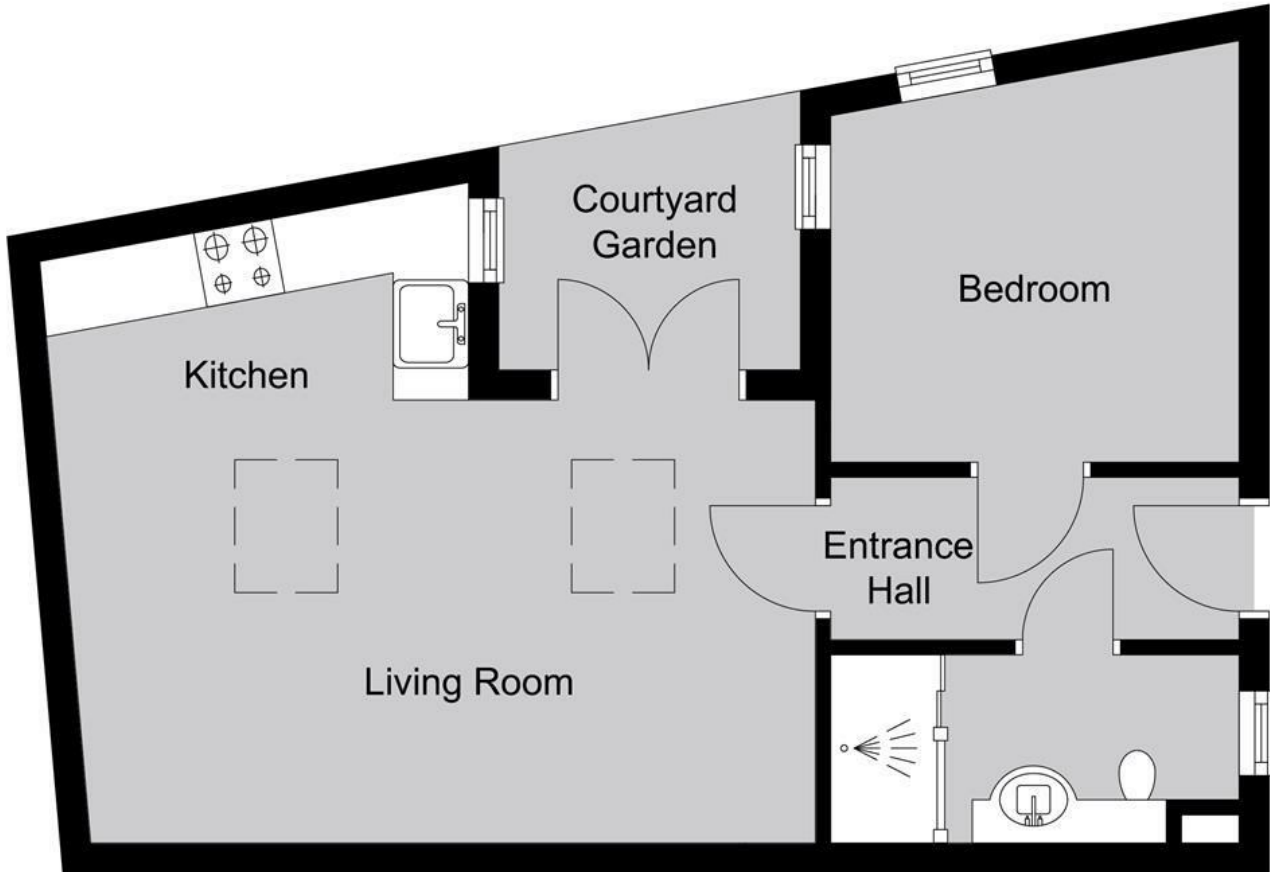
- Courtyard Garden 8'0" x 5'9" (2.46m x 1.76m)

SOLAR ENERGY

The property also benefits from photovoltaic solar panels, which contribute towards the electricity supply.



Ground Floor



Council Tax Band TBC

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year	A		
71 kWh/m ² per year	B		
55 kWh/m ² per year	C	74	76
48 kWh/m ² per year	D		
41 kWh/m ² per year	E		
35 kWh/m ² per year	F		
29 kWh/m ² per year	G		

England & Wales
EPC Directive 2002/91/EC

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