CHRISTOPHER HODGSON

Whitstable

13 Cromwell Road, Whitstable, Kent, CT5 1NW

Freehold

A substantial Victorian family house occupying a highly desirable position within Whitstable's conservation area, moments from the bustling High Street, seafront and mainline railway station.

This impressive home provides approximately 1,853 sq ft (172 sq m) of beautifully presented accommodation arranged over three floors and retains a wealth of original period features including fireplaces and joinery.

The property has recently been the subject of a comprehensive programme of refurbishment and improvement, whilst still offering considerable scope for further extension and remodelling, subject to all necessary consents and approvals being obtained.

The accommodation comprises a covered entrance porch, entrance hall, sitting room with bay window and open fireplace, dining room with doors opening to the garden, a generous kitchen/breakfast room and a study/fifth bedroom. To the upper floors are four double bedrooms, including a principal bedroom with balcony, a luxurious family bathroom and a second floor shower room.

The private walled rear garden is a particularly attractive feature of the property, extending to approximately 86ft (26m) and enjoying a westerly aspect.

LOCATION
Cromwell Road is one of Whitstable's most desirable roads, situated within the town's conservation area and conveniently positioned moments from the High Street, seafront, working harbour and mainline railway station. Whitstable is a fashionable town by the sea renowned for its independent shops, highly regarded restaurants, watersports facilities and distinctive coastal character. The station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing links to the A2/M2 and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 12'0" x 13'5" (3.65m x 4.09m)
- Dining Room 12'3" x 11'7" (3.73m x 3.53m)
- Kitchen/ Breakfast Room 24'4" x 9'6" (7.41m x 2.90m)

FIRST FLOOR

- Bedroom 1 12'1" x 17'7" (3.68m x 5.35m)
- Bedroom 2 12'1" x 11'7" (3.68m x 3.54m)
- Bedroom 5 8'6" x 6'2" (2.60m x 1.89m)
- Bathroom 11'6" x 9'5" (3.50m x 2.88m)

SECOND FLOOR

- Bedroom 3 12'1" x 17'7" (3.68m x 5.35m)
- Balcony 2'7" x 5'11" (0.79m x 1.80m)
- Bedroom 4 7'9" x 11'9" (2.36m x 3.57m)
- Shower Room

OUTSIDE

- Garden 86' x 17' (26.21m x 5.18m)

Freedom

Freedom

WINE
COOLER

Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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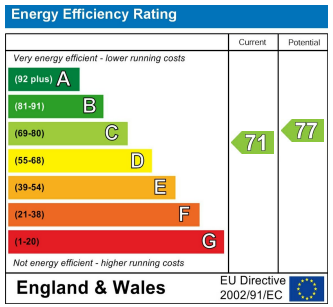
ENERGY PERFORMANCE CERTIFICATE



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Total area: approx. 159.8 sq. metres (1720.4 sq. feet)

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