

CHRISTOPHER HODGSON



**Whitstable**

**£385,000** Freehold



# Whitstable

## *63 Westmeads Road, Whitstable, Kent, CT5 1LW*

A spacious and smartly presented family home ideally positioned within moments of the beach, less than 400 metres from Whitstable's famous working harbour, and a short stroll to the bustling town centre and Harbour Street with its boutique shops, popular café bars and highly regarded restaurants. Whitstable mainline station is less than 500 metres distant.

The accommodation is arranged on the ground floor to provide an entrance hall, an open-plan sitting/dining room with doors leading to the garden, and a contemporary kitchen. The first floor comprises three bedrooms (two doubles), and a well-appointed bathroom.

The rear garden enjoys a South Westerly aspect and extends to 34ft (10.36m), incorporating a paved patio area, studio/workshop, storage shed, an area of lawn, and mature flower and shrub borders. To the rear of the property, there is an area of off-street parking accessed via a right-of-way from both Diamond Road and Reservoir Road. No onward chain.



### LOCATION

Westmeads Road is situated close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services 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 A2/M2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 24'1" x 12'0" (7.35m x 3.67m)

- Kitchen 13'1" x 7'1" (4.00m x 2.15m)

#### FIRST FLOOR

- Bedroom 1 12'11" x 12'6" (3.94m x 3.82m)
- Bedroom 2 10'8" x 9'7" (3.25m x 2.91m)
- Bedroom 3 7'11" x 7'10" (2.41m x 2.39m)
- Bathroom

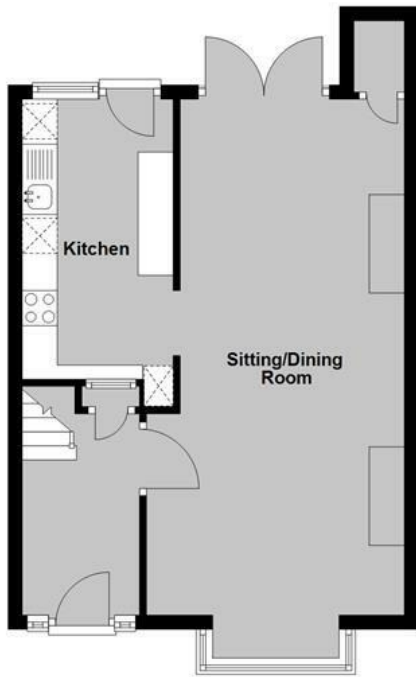
#### OUTSIDE

- Garden 34' x 19' (10.36m x 5.79m)
- Studio/ Workshop





**Ground Floor**  
Main area: approx. 41.5 sq. metres (446.2 sq. feet)  
Plus outbuildings, approx. 24.4 sq. metres (262.9 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.8 sq. feet)

Main area: Approx. 81.3 sq. metres (875.0 sq. feet)  
Plus outbuildings, approx. 24.4 sq. metres (262.9 sq. feet)

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

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C		
65-75 Energy efficient Green rating scale	D		
55-60 Energy efficient Green rating scale	E		
45-50 Energy efficient Green rating scale	F		
35-40 Energy efficient Green rating scale	G		
20-30 Energy efficient Green rating scale	H		
10-15 Energy efficient Green rating scale	I		
0-10 Energy efficient Green rating scale	J		
Energy Efficiency Rating		69	70
England & Wales		01 December 2020/2021	

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