

CHRISTOPHER HODGSON



Whitstable

£309,950 Freehold



Whitstable

23 Anthony Crescent, Whitstable, Kent, CT5 4TS

This spacious semi-detached family home enjoys views towards the sea and across the Swale Estuary from the first floor and is ideally situated close to bus routes, a short stroll to the beach and easily accessible to Whitstable's bustling town centre, with its array of highly regarded restaurants and independent shops. Whitstable mainline station is 1.8 miles distant.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, living room, kitchen, conservatory and a cloakroom. To the first floor, there are three bedrooms and a bathroom.

The property would now benefit from a degree of updating and improvement, and there is scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The rear garden extends to 35ft (10.6m). The property benefits from a garage in a block to the rear, with hardstanding in front for further off-street parking. No onward chain.



LOCATION

Anthony Crescent is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (1.8 miles distant) offers 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 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen 12'2" x 8'5" (3.73m x 2.57m)
- Living Room 24'11" x 12'4" (7.60m x 3.78m)

- Conservatory 16'0" x 8'0" (4.89m x 2.44m)

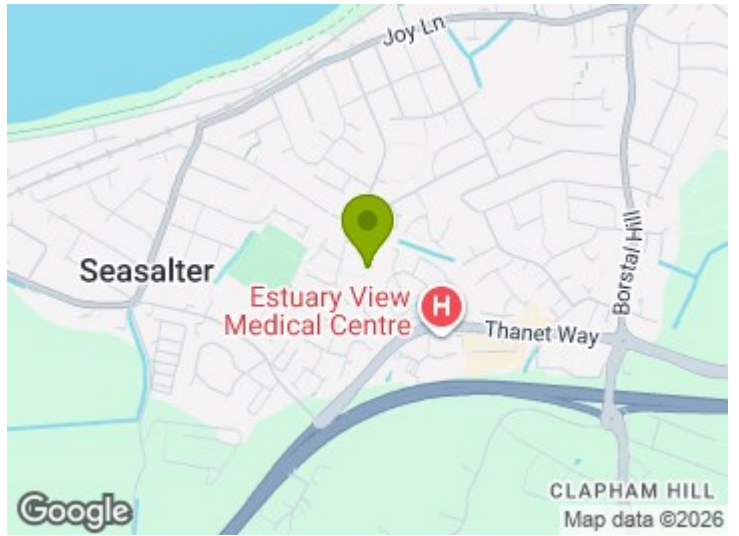
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'4" x 9'8" (3.78m x 2.95m)
- Bedroom 2 12'1" x 10'1" (3.70m x 3.09m)
- Bedroom 3 9'4" x 8'11" (2.85m x 2.72m)
- Bathroom 9'1" x 8'9" (2.77m x 2.67m)

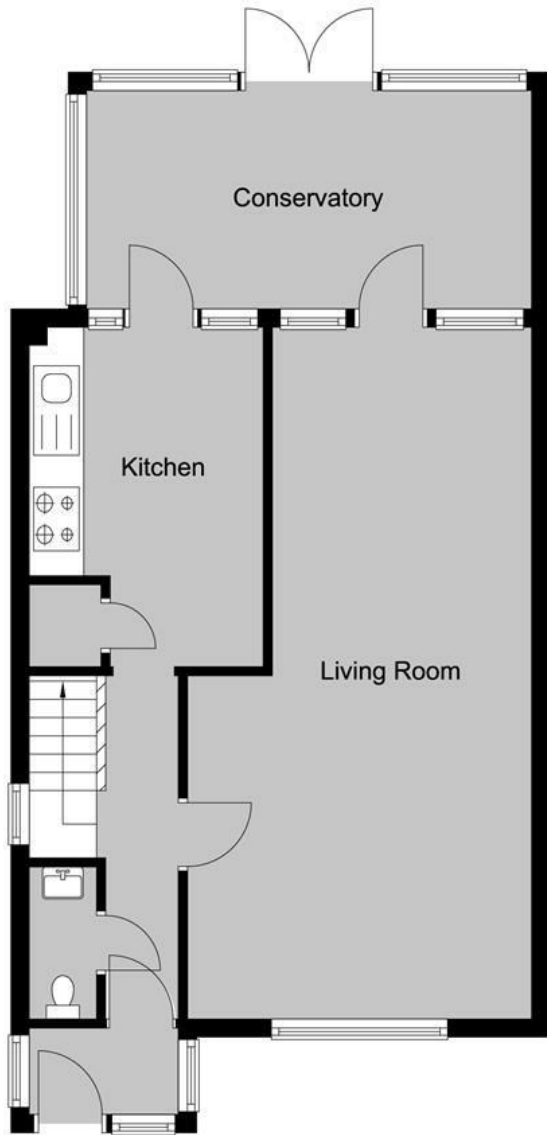
OUTSIDE

- Garden 35' x 22'8" (10.67m x 6.91m)
- Garage



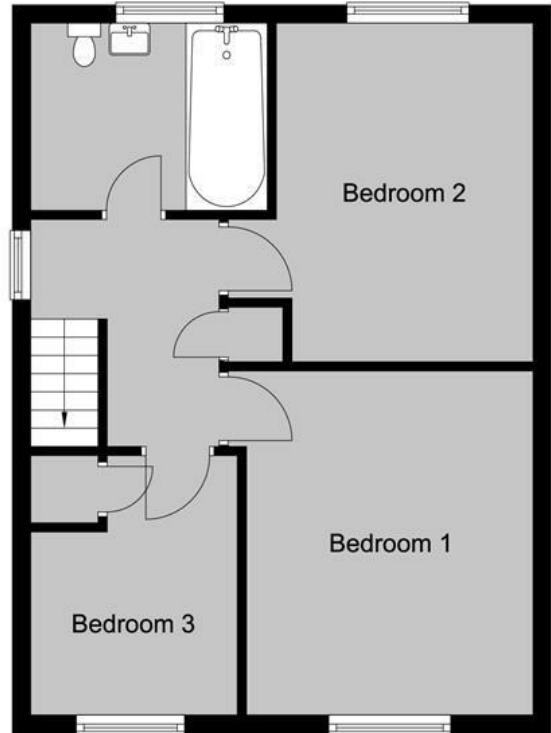
Ground Floor

Main area: approx. 53.7 sq. metres (578.0 sq. feet)



First Floor

Main area: approx. 42.00 sq. metres (452.0 sq. feet)



Main area: Approx. 95.7 sq. metres (1030.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating	
Current Rating: A	Potential Rating: B
Energy Efficiency Score: 88	Energy Efficiency Score: 70
CO ₂ Emissions: 10	CO ₂ Emissions: 20
Water Efficiency: C	Water Efficiency: D
Water Efficiency Score: 70	Water Efficiency Score: 55
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