

CHRISTOPHER HODGSON



**Whitstable**

**£500,000** Freehold



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# Whitstable

## *35 Nelson Road, Whitstable, Kent, CT5 1EA*

An attractive Victorian terraced house situated just over 300 metres from Whitstable's charming pebble beach and moments from the High Street with its array of independent shops, highly regarded restaurants and café bars. The house enjoys a much sought-after position on Nelson Road, within the highly desirable conservation area and a short stroll from Whitstable station (0.5 miles).

The generously proportioned accommodation benefits from bright open-plan living spaces, and is arranged to provide an entrance hall opening to a sitting room with a bay window and wood burning stove, a dining room with a

pair of casement doors leading to the garden, a contemporary kitchen, and a stylish bathroom. The first floor comprises three double bedrooms.

To the rear of the house, the garden extends to 48ft (14.7m), incorporating a decked seating area, making it the ideal environment for entertaining, and a large garden studio which would suit a variety of uses.



### LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops, Post Office and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 94mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 81mins. 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 12'8" x 11'2" (3.86m x 3.40m)
- Dining Room 13'0" x 11'4" (3.96m x 3.45m)
- Kitchen 11'1" x 8'2" (3.38m x 2.49m)

- Bathroom

#### FIRST FLOOR

- Bedroom 1 14'7" x 11'5" (4.45m x 3.48m)
- Bedroom 2 11'7" x 10'11" (3.53m x 3.33m)
- Bedroom 3 9'10" x 8'4" (3.00m x 2.54m)

#### OUTSIDE

- Garden 48'5" x 17'5" (14.76m x 5.31m)
- Garden Studio 22'0" x 15'0" (6.71m x 4.57m)



**Ground Floor**  
Main area: approx. 55.9 sq. metres (602.1 sq. feet)

**Outbuilding**  
Main area: approx. 27.1 sq. metres (292.0 sq. feet)

**First Floor**  
Main area: approx. 40.0 sq. metres (431.2 sq. feet)



**Main area: Approx. 96 sq. metres (1033.3 sq. feet)**  
**Plus Outbuilding: Approx. 27.1 sq. metres (292.0 sq. feet)**

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C	67	77
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		

England & Wales  
EPC Directive  
2002/91/EC

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