



CHRISTOPHER HODGSON



# Whitstable

## Belmont House, 74 Oxford Street, Whitstable, Kent, CT5 1DA

Freehold

A rare opportunity to acquire a magnificent double-fronted period house, ideally situated within Whitstable's desirable conservation area, moments from the bustling High Street, pebble beach and mainline railway station (0.3 miles).

Originally built in 1840 and further extended in the early 1900s, the property retains a wealth of period features including original joinery, ornate cornicing and fireplaces. The current owners have undertaken a significant programme of extension and remodelling, creating an exceptionally spacious home extending to approximately 2,795 sq ft (260 sq m), presented to an excellent standard throughout.

The ground floor is arranged to provide an entrance porch, entrance hall, drawing room, sitting room, dining room and a contemporary kitchen/breakfast room with bi-folding doors opening to the garden. A useful cellar is accessed from the entrance hall.

An extension to the side of the house benefits from its own private entrance and comprises a living room, double bedroom, study/bedroom and shower room, offering flexible guest or annexe accommodation.

To the first floor there are four generously proportioned bedrooms, two with en-suite shower rooms, together with a family bathroom and separate cloakroom. All bedrooms benefit from fitted wardrobes. On the second floor there is a useful loft room, ideal as a study, hobby room or additional workspace.

The south-westerly facing walled garden has been expertly landscaped and incorporates a natural stone terrace, an area of lawn and planted borders. To the front of the property, a driveway provides off-street parking for several vehicles.

|               |                                                        |  |                                           |  |
|---------------|--------------------------------------------------------|--|-------------------------------------------|--|
| LOCATION      | • Entrance Hall                                        |  | • En-Suite Shower Room                    |  |
|               | • Sitting Room 13'9" x 12'5" (4.21m x 3.79m)           |  | • Bedroom 3 12'3" x 8'11" (3.75m x 2.72m) |  |
|               | • Dining Room 16'9" x 16'1" (5.10m x 4.89m)            |  | • Bedroom 4 9'8" x 7'3" (2.95m x 2.21m)   |  |
|               | • Drawing Room 17'2" x 13'11" (5.23m x 4.23m)          |  | • Bathroom                                |  |
| ACCOMMODATION | • Kitchen/Breakfast Room 18'3" x 12'0" (5.55m x 3.65m) |  | • Cloakroom                               |  |
|               | • Living Room 17'4" x 10'3" (5.29m x 3.13m)            |  | SECOND FLOOR                              |  |
|               | • Bedroom 5 10'7" x 10'2" (3.23m x 3.09m)              |  | • Loft Room 17'7" x 6'7" (5.35m x 2.00m)  |  |
|               | • Study / Bedroom 6'8" x 6'3" (2.04m x 1.92m)          |  | OUTSIDE                                   |  |
| GROUND FLOOR  | • Shower Room                                          |  | • Rear Garden 57' x 30' (17.37m x 9.14m)  |  |
|               | • Cloakroom                                            |  |                                           |  |
|               | FIRST FLOOR                                            |  |                                           |  |
|               | • Bedroom 1 13'9" x 10'4" (4.21m x 3.15m)              |  |                                           |  |
|               | • En-Suite Shower Room                                 |  |                                           |  |
|               | • Bedroom 2 12'8" x 10'3" (3.88m x 3.13m)              |  |                                           |  |















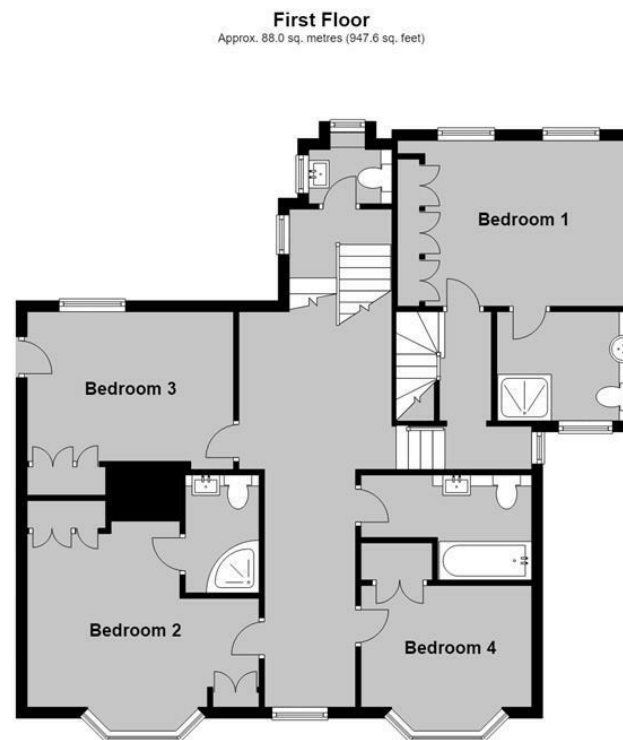
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**ENERGY PERFORMANCE CERTIFICATE**

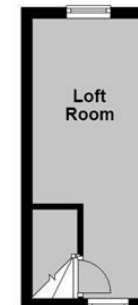
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | <b>66</b> |
|                                             |         | <b>43</b> |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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**Second Floor**  
Approx. 10.3 sq. metres (111.0 sq. feet)



Total area: approx. 259.7 sq. metres (2795.7 sq. feet)





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