

CHRISTOPHER HODGSON

Whitstable

88 Canterbury Road, Whitstable, Kent, CT5 4HF

Freehold

A beautifully presented Victorian townhouse occupying a generous plot in a highly desirable and convenient location, within easy walking distance of Whitstable's bustling High Street, mainline railway station and seafront.

The bright, spacious and well-appointed accommodation retains a wealth of original period features, including ornate cornicing, fireplaces and original joinery, and is arranged over three floors.

The accommodation comprises an entrance porch, entrance hall, sitting room, dining room with a pair of casement doors opening to the garden, and a substantial kitchen/breakfast room extending to in excess of 24ft (7.3m).

To the first floor are three double bedrooms and a smartly fitted family bathroom, whilst the second floor is occupied by a further double bedroom, adding to the property's generous and versatile accommodation.

Outside, the delightful rear garden is a particularly attractive feature of the property, extending to approximately 69ft (21m) and having been thoughtfully landscaped to create an attractive and private outdoor space. A driveway to the side of the property, accessed via Alexandra Road, provides off-street parking for two vehicles.

LOCATION

Canterbury Road is a highly desirable and conveniently situated location within easy walking distance of Whitstable town centre, the seafront and mainline railway station. The beach can also be reached via a pleasant walk from nearby Alexandra Road across Whitstable Golf Club. Whitstable is a fashionable town by the sea, renowned for its working harbour, watersports facilities, highly regarded restaurants and independent shops. The High Street and Harbour Street offer an excellent range of boutique shops, cafés and eateries, contributing to the town's unique character and appeal. Whitstable station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 12'9" x 11'9" (3.88m x 3.59m)
- Dining Room 14'1" x 10'2" (4.30m x 3.11m)
- Kitchen/ Breakfast Room 24'1" x 9'3" (7.33m x 2.82m)

FIRST FLOOR

- Bedroom 1 15'7" x 13'0" (4.75m x 3.96m)
- Bedroom 3 14'3" x 10'3" (4.35m x 3.12m)
- Bedroom 4 9'5" x 8'10" (2.87m x 2.70m)
- Bathroom

SECOND FLOOR

- Bedroom 2 27'7" x 10'0" (8.42m x 3.06m)

OUTSIDE

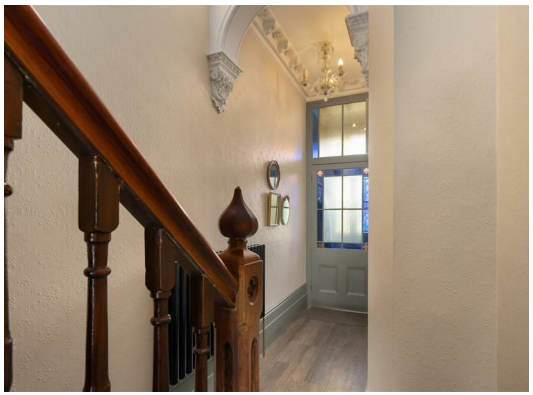
- Garden 69' x 33' (21.03m x 10.06m)


















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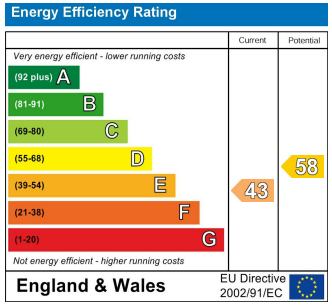




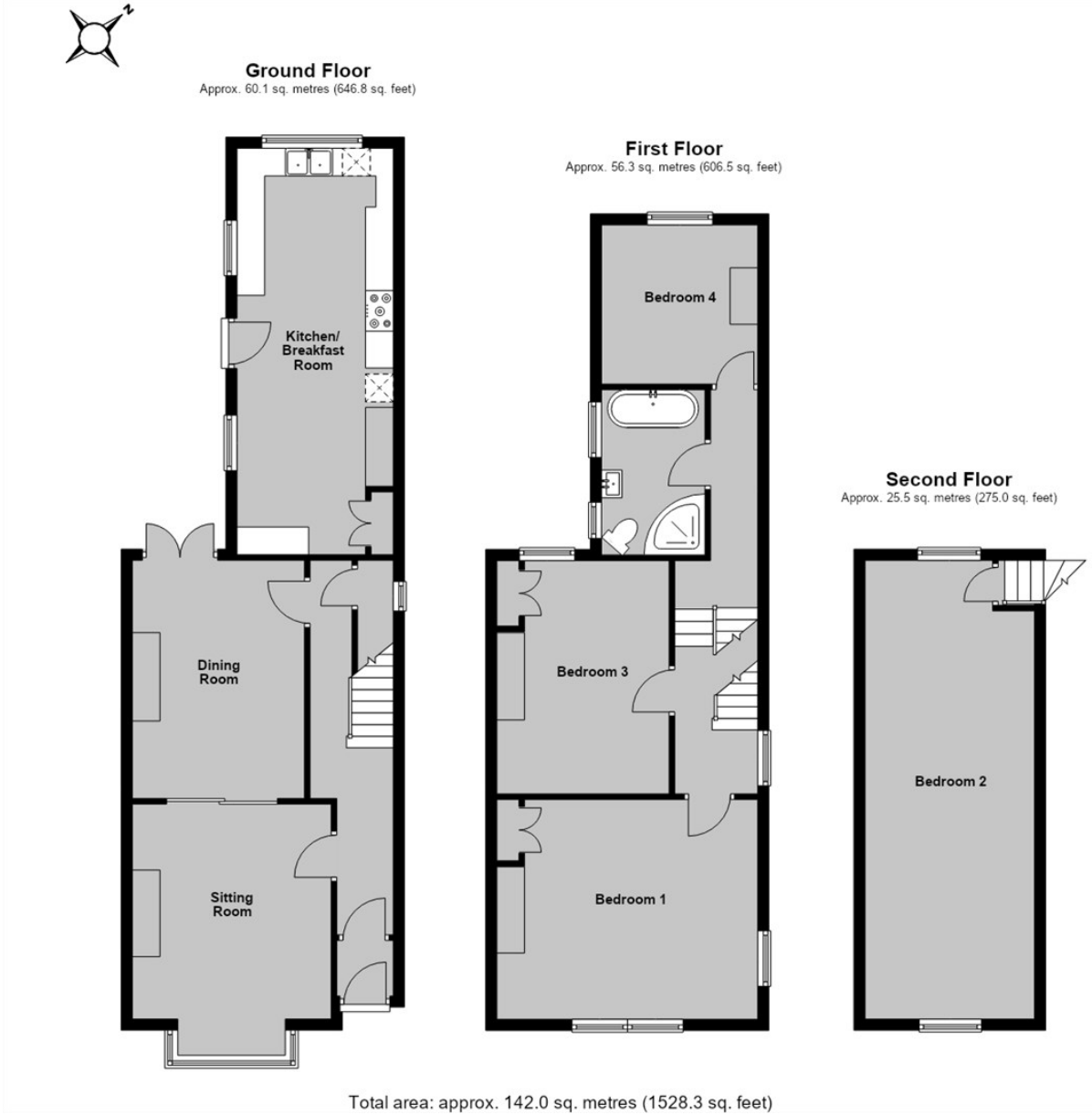
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Total area: approx. 142.0 sq. metres (1528.3 sq. feet)

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