CHRISTOPHER HODGSON









Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

The Barn, 28a Golden Hill, Whitstable, Kent, CT5 3AR

A unique 20th Century barn conversion situated in a desirable location on the outskirts of Whitstable, conveniently positioned for access to supermarkets, Whitstable town centre with its mix of independent shops and highly regarded restaurants, the seafront and Whitstable station (1.5 miles).

The property has been sympathetically converted, creating bright, spacious and generously proportioned accommodation filled with natural light and enhanced by vaulted ceilings and exposed timbers.

The ground floor is arranged to provide an entrance hall, an impressive open-plan living room/kitchen, a double bedroom and a stylish shower room.
To the first floor there is a galleried landing, a further double bedroom and a well-appointed bathroom.

Bi-folding doors open to a low-maintenance rear garden extending to approximately 39ft (12m), incorporating a decked seating area and a home office with power connected, whilst a driveway provides off-street parking.

No onward chain.







LOCATION
Golden Hill is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual independent shops, café bars and a variety of seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

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

GROUND FLOOR

• Entrance Hall

• Living Room/Kitchen 31'3" x 13'9" (9.55m x 4.21m)

• Bedroom 1 11'0" x 10'2" (3.36m x 3.10m)

• Shower Room 6'8" x 5'7" (2.05m x 1.72m)

FIRST FLOOR

• Bedroom 2 13'9" x 6'7" (4.21m x 2.02m)

• Bathroom 6'7" x 5'7" (2.02m x 1.71m)

OUTSIDE

• Garden 39' x 20' (11.89m x 6.10m)

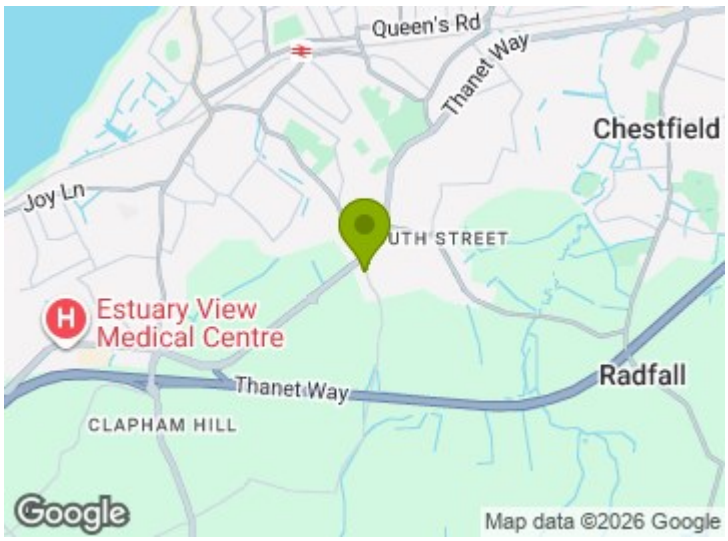
• Home Office

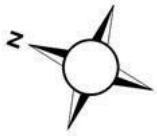









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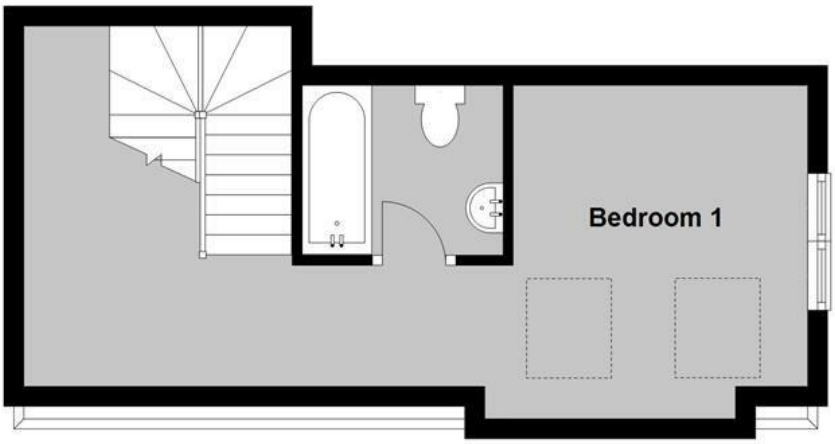
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

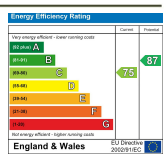
Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 76.0 sq. metres (818.2 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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