

CHRISTOPHER HODGSON

Whitstable

35 Thurston Park, Whitstable, Kent, CT5 1RE

Freehold

A substantial detached family home set within a highly sought-after private cul-de-sac, moments from Whitstable station and within easy walking distance of the vibrant town centre, beach and working harbour. The property occupies a generous plot with an impressive frontage of approximately 165 ft (50 m) to Thurston Park.

Offering 2,526 sq ft (235 sq m) of versatile accommodation arranged over two floors, the house displays a wealth of character features throughout. The ground floor includes an entrance porch with decorative stained glass, a generous sitting room with an ornate fireplace and deep bay window with built-in seating, a separate dining room featuring a further fireplace and distinctive arched windows, and a kitchen/breakfast room overlooking the rear garden. A study provides an ideal space for home working, and can be accessed directly from the side passage.
To the first floor there are four double bedrooms and three bathrooms, including an en-suite bathroom and walk-in wardrobe to the principal bedroom.

The property would now benefit from a programme of updating and improvement which, once complete, would result in an exceptional family home in a highly convenient central location.

The rear garden extends to 68 ft (20.8 m) and includes a wide paved terrace spanning the width of the house and a lawn bordered by mature planting. To the front, a block-paved driveway provides parking for multiple vehicles and access to a double garage and a further single garage. No onward chain.

LOCATION
Thurston Park is a sought after private cul-de-sac location and is conveniently positioned for access to schools and shops and is opposite Whitstable mainline railway station which offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by educational establishments.

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

GROUND FLOOR

- Entrance Porch
- Sitting Room 29'4" x 17'8" (8.95m x 5.41)
- Dining Room 20'5" x 15'10" (6.24m x 4.83m)
- Kitchen / Breakfast Room 15'6" x 11'8" (4.73m x 3.56m)
- Study 9'3" x 8'10" (2.83m x 2.70m)

FIRST FLOOR

- Bedroom 1 14'4" x 13'6" (4.37m x 4.12m)
- En-Suite Bathroom 12'3" x 8'7" (3.74m x 2.62m)
- Walk-in-Wardrobe 6'3" x 4'9" (1.91m x 1.46m)
- Bedroom 2 15'2" x 14'5" (4.63m x 4.40m)
- Bedroom 3 12'11" x 10'1" (3.94m x 3.08m)
- Bedroom 4 10'11" x 10'2" (3.33m x 3.10m)
- Bathroom 9'11" x 7'5" (3.03m x 2.27m)
- Shower Room

OUTSIDE

- Rear Garden 63'7" x 55'2" (19.38m x 16.81m)
- Front Garden 165'7" x 48'4" (50.47m x 14.73m)
- Double Garage 36'3" x 21'1" (11.07m x 6.43m)
- Single Garage 16'4" x 9'2" (5m x 2.8m)





























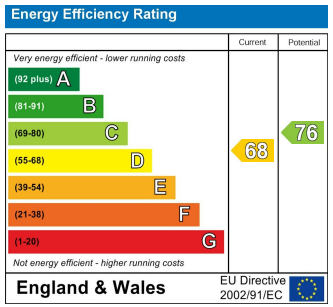




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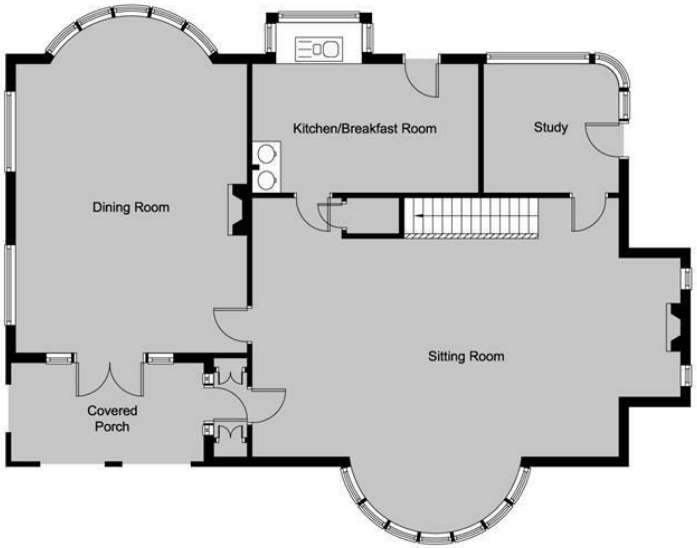
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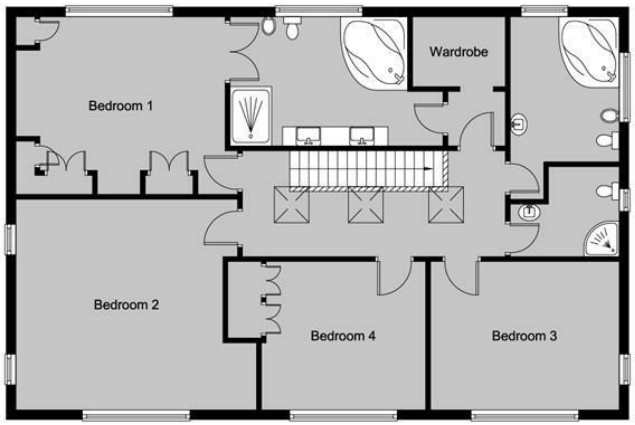
Ground Floor

Main area: approx. 131.6 sq. metres (1416.5 sq. feet)



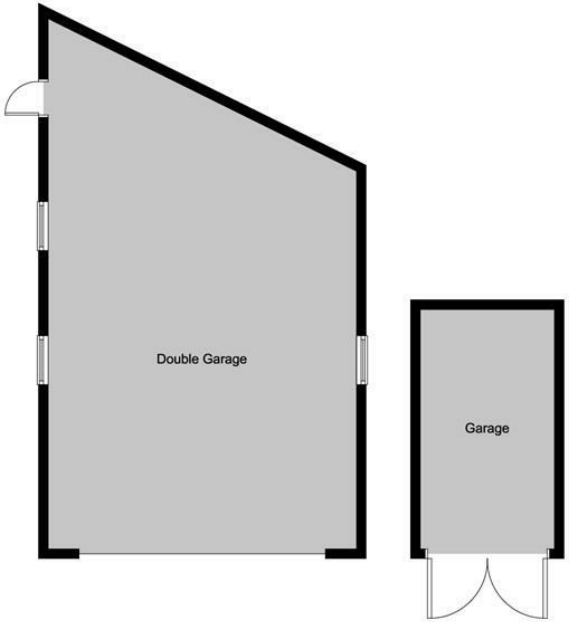
First Floor

Main area: approx. 103.4 sq. metres (1113.0 sq. feet)



Outbuildings

Main area: approx. 75.0 sq. metres (807.3 sq. feet)





Main area: Approx. 235.0 sq. metres (2526.0 sq. feet)

Plus Outbuildings: Approx. 75.0 sq. metres (807.3 sq. feet)

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