

CHRISTOPHER HODGSON



Whitstable

£400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

39 Nelson Road, Whitstable, Kent, CT5 1EA

A period end of terrace house situated just over 300 metres from Whitstable's charming pebble beach and moments from the High Street with it's array of independent shops, highly regarded restaurants and cafe bars. The house enjoys a much sought after position on Nelson Road, within the highly desirable conservation area and just a short stroll from Whitstable station (0.5 miles).

The property now requires a programme of refurbishment throughout and offers considerable scope for extension and remodelling (subject to obtaining all necessary

consent and approvals).

The accommodation is currently arranged to provide an entrance hall, a sitting room with an angled bay window, a dining room leading to a breakfast room, a kitchen, and a shower room. The first floor comprises three bedrooms, and a shower room.

Outside, the mature and established rear garden extends to 63ft (19m). No onward chain.



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 1hr 20mins). 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

- Entrance Hall
- Sitting Room 11'7" x 11'6" (3.52m x 3.50m)
- Dining Room 12'2" x 11'7" (3.71m x 3.53m)
- Breakfast Room 11'4" x 8'4" (3.45m x 2.55m)

- Kitchen 8'4" x 8'0" (2.54m x 2.44m)

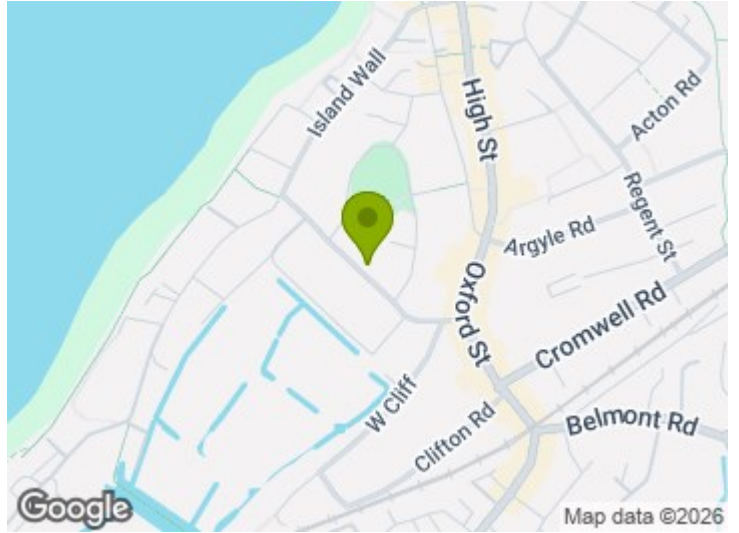
- Shower Room

FIRST FLOOR

- Bedroom 1 15'0" x 11'7" (4.57m x 3.53m)
- Bedroom 2 11'7" x 9'6" (3.54m x 2.89m)
- Bedroom 3 8'4" x 7'0" (2.54m x 2.13m)
- Shower Room

OUTSIDE

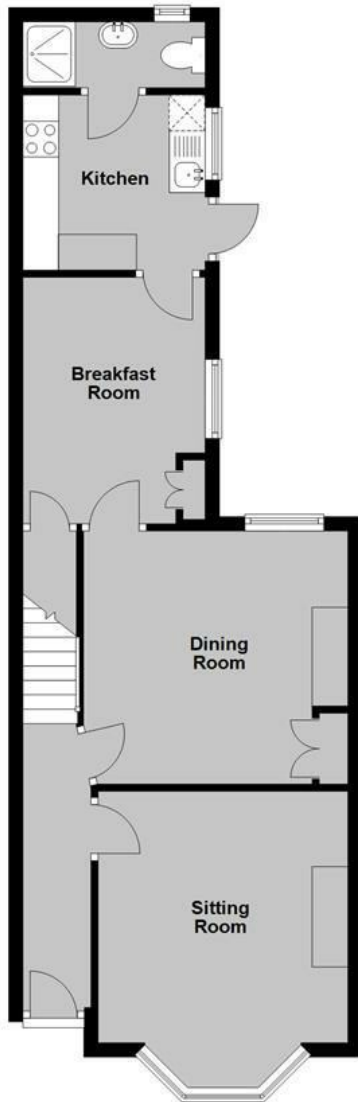
- Garden 63' x 15' (19.20m x 4.57m)





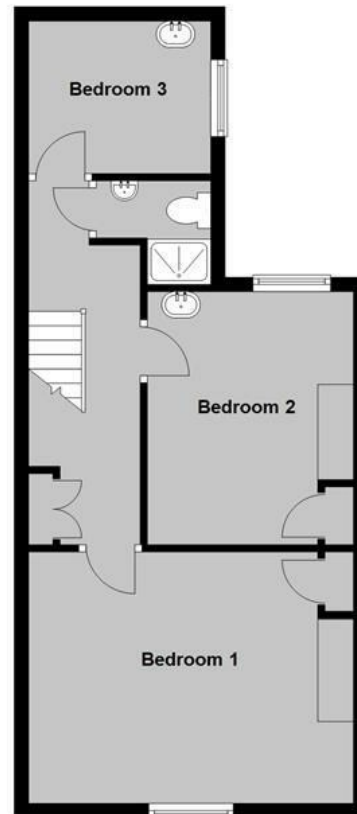
Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 92.9 sq. metres (1000.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
90-99 Energy efficient Green rating scale	B		
80-89 Energy efficient Green rating scale	C		
69-79 Energy efficient Green rating scale	D		
55-68 Energy efficient Green rating scale	E		
45-54 Energy efficient Green rating scale	F		
35-44 Energy efficient Green rating scale	G		
2-34 Energy efficient Green rating scale	H		
1 Energy efficient Green rating scale	I		
0 Energy efficient Green rating scale	J		
England & Wales		70	16

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

