

CHRISTOPHER HODGSON



**Whitstable**

**£485,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Whitstable

## *1 Fletcher Road, Whitstable, Kent, CT5 3HE*

A significantly extended and beautifully presented family home in a sought-after location, conveniently positioned within walking distance of supermarkets, Chestfield Medical Centre, and easily accessible to Whitstable town centre, Tankerton slopes and seafront, bus routes and Whitstable mainline station (1 mile).

The property has been comprehensively extended and refurbished throughout including re-wiring and installation of a new central heating system. The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a sitting room, a large living

room with a wood-burning stove and bi-folding doors leading to the garden, a contemporary kitchen, a stylish shower room, and a utility room. To the first floor, there are three generous bedrooms, and a smartly fitted family bathroom.

The thoughtfully landscaped and well maintained rear garden incorporates several seating areas including a raised decked area, and a natural stone patio. A garage to the rear of the property provides off-street parking, accessed via Fletcher Road.



### LOCATION

Fletcher Road is a popular residential location within Whitstable which is accessed by Highgate Road. The property is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

### ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall
- Sitting Room 13'6" x 12'1" (4.11m x 3.68m )
- Living Room 25'5" x 13'6" (7.75m x 4.12m)
- Kitchen 10'4" x 8'5" (3.15m x 2.57m)
- Shower Room
- Utility Room 10' x 3'8" (3.05m x 1.12m)

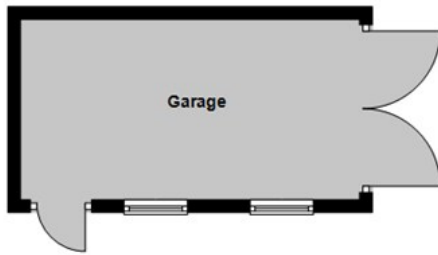
### FIRST FLOOR

- Bedroom 1 13'7" x 10'11" (4.14m x 3.33m )
- Bedroom 2 13'6" x 10'4" (4.11m x 3.15m )
- Bedroom 3 10'4" x 7'3" (3.15m x 2.21m)
- Bathroom

### OUTSIDE

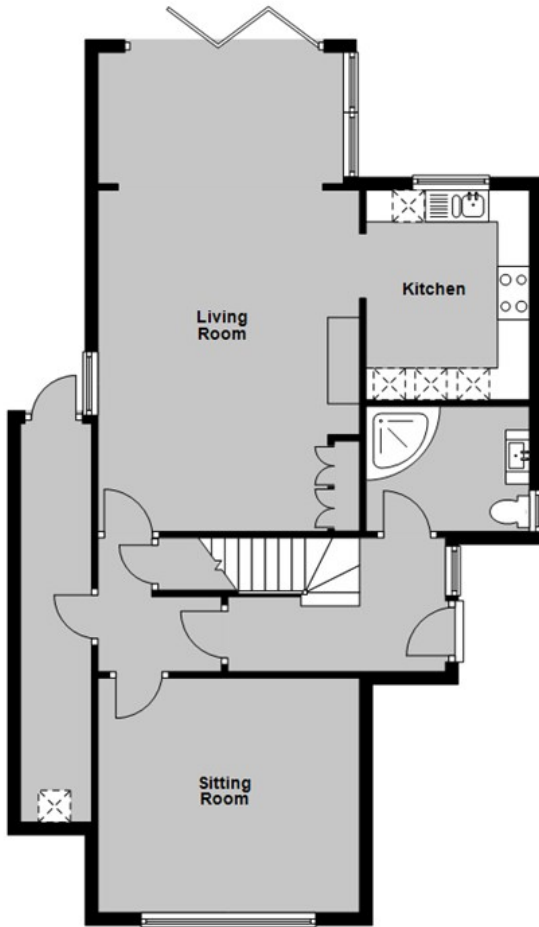
- Garden 53'3" x 31'7" (16.23m x 9.63m)
- Garage 17'7" x 9'4" (5.36m x 2.84m)





**Ground Floor**

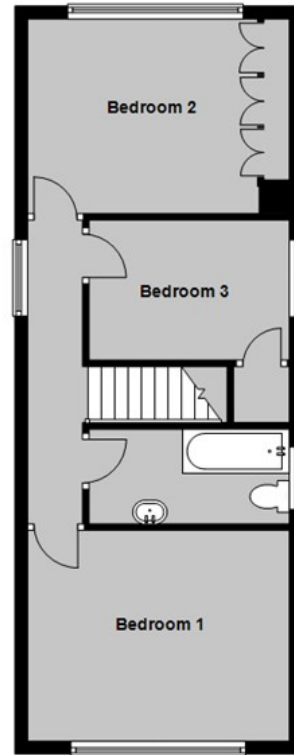
Main area: approx. 80.0 sq. metres (861.4 sq. feet)  
Plus garages: approx. 16.2 sq. metres (173.5 sq. feet)



Main area: Approx. 127.3 sq. metres (1370.5 sq. feet)  
Plus garages: approx. 16.2 sq. metres (173.5 sq. feet)

**First Floor**

Approx. 47.3 sq. metres (509.1 sq. feet)



**Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Lowest rating)	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Needs Significant Improvement	E		
Very Poor	F		
Very Poor (Highest rating)	G		
Energy Efficiency Rating		77	77
Energy Efficiency Rating		65	65
Energy Efficiency Rating		55	55
Energy Efficiency Rating		45	45
Energy Efficiency Rating		35	35
Energy Efficiency Rating		25	25
Energy Efficiency Rating		15	15
Energy Efficiency Rating		5	5
Energy Efficiency Rating		0	0
England & Wales		01 December 2020/2021	

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