



CHRISTOPHER HODGSON

Whitstable

63 Virginia Road, Whitstable, Kent, CT5 3HZ

Freehold

An extended and exceptionally spacious detached family home with a self contained annexe set on the peaceful outskirts of Whitstable. The property is within close proximity of amenities and easily accessible to the bustling town centre, seafront and station (1.1 miles) and commands far reaching views across Whitstable.

The generous and versatile accommodation is arranged over three floors and extends to 2325 sq ft (216 sq m). The ground floor is arranged to provide an entrance hall, sitting room, kitchen/dining room, three double bedrooms, a shower room and a cloakroom. The first floor comprises a reception/sitting room and a principal bedroom suite with en-suite bathroom. Two further rooms occupy the second floor including an office and a study, which could alternatively be used as two further bedrooms.

The Westerly facing rear garden extends to 85ft (26m) and incorporates a detached annexe which comprises an open plan living room/kitchen and a bedroom with en-suite bathroom. There is also an outbuilding which includes a studio and a workshop. To the front of the property a driveway provides off street parking for several vehicles. No onward chain.

LOCATION

Virginia Road is a desirable location conveniently positioned for access to Whitstable and Tankerton, and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking 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 17'6" x 14'2" (5.35m x 4.32m)
- Kitchen / Dining Room 23'4" x 10'4" (7.10m x 3.15m)
- Bedroom 2 14'9" x 12'2" (4.50m x 3.72m)
- Bedroom 3 12'9" x 12'3" (3.89m x 3.73m)
- Bedroom 4 12'0" x 9'10" (3.68m x 3.00m)
- Shower Room
- Cloakroom

FIRST FLOOR

- Reception / Sitting Room 23'10" x 21'5" (7.26m x 6.52m)
- Bedroom 1 14'5" x 13'9" (4.41m x 4.21m)

- En-suite Bathroom

SECOND FLOOR

- Study 12'4" x 7'10" (3.75m x 2.40m)
- Office 15'7" x 7'10" (4.74m x 2.40m)

ANNEXE

- Living Room / Kitchen 15'7" x 8'9" (4.75m x 2.67m)
- Bedroom 10'11" x 9'3" (3.33m x 2.83m)

OUTSIDE

- Garden 85' x 51' (25.91m x 15.54m)
- Studio 11'2" x 7'10" (3.40m x 2.39m)
- Workshop 11'2" x 6'8" (3.40m x 2.03m)







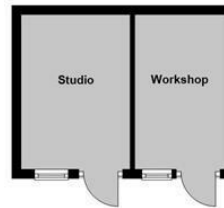
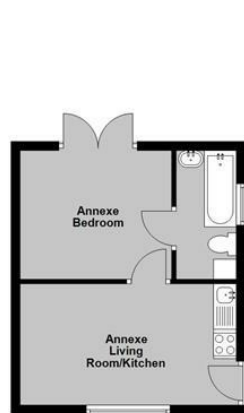


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	77
EU Directive 2002/91/EC		
England & Wales		

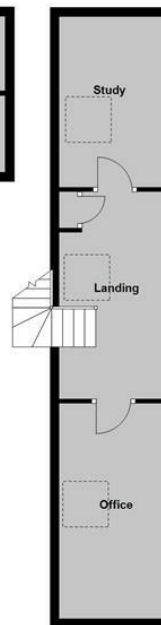
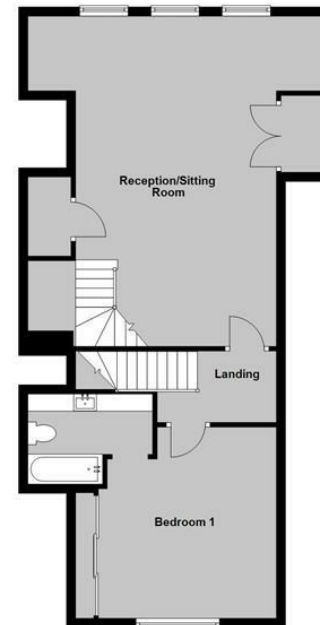
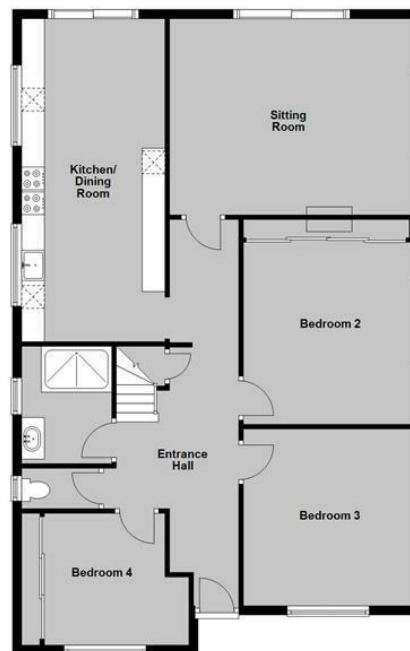
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Ground Floor
Main area: approx. 114.4 sq. metres (1231.9 sq. feet)
Plus outbuildings: approx. 18.4 sq. metres (198.8 sq. feet)
Plus annex: approx. 29.2 sq. metres (313.1 sq. feet)

First Floor
Approx. 69.8 sq. metres (750.9 sq. feet)

Second Floor
Approx. 31.8 sq. metres (341.8 sq. feet)



Main area: Approx. 216.0 sq. metres (2324.7 sq. feet)
Plus outbuildings: approx. 18.4 sq. metres (198.8 sq. feet)
Plus annex: approx. 29.2 sq. metres (313.1 sq. feet)



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