

KE



80 Nelson Road, Whitstable, CT5 1DX

Offers In Excess Of £600,000

- Exemplary Fully Refurbished Example
- Full Width Kitchen-Diner Extension
- Two Minutes Walk to the Beach and High Street
- Favoured Nelson Road Location
- Two En-Suites and Bathroom
- Lovely Loft Conversion

80 Nelson Road, Whitstable CT5 1DX

Set on the charming and much favoured Nelson Road in Whitstable, this exceptional Victorian house offers a perfect blend of classic elegance and modern living. Just a mere two minutes from the beach and the vibrant high street, this property is ideally situated for those who appreciate coastal life and local amenities.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the full-width contemporary kitchen-diner extension, which boasts bi-fold doors that seamlessly connect the indoor space to the garden, creating an inviting atmosphere for alfresco dining and relaxation.

This remarkable residence features four well-appointed bedrooms, including a loft extension that provides the fourth bedroom complete with its own en-suite, offering privacy and comfort. The main bedroom also benefits from an en-suite, ensuring convenience for the homeowners. Additionally, the all important ground floor w.c. adds to the practicality of this thoughtfully designed home.

Having undergone a sympathetic, high standard, full renovation, this property showcases high specification fitments and thoughtful design throughout, marrying modern comforts with the character of its Victorian roots. This home is not just a place to live; it is a lifestyle choice, offering the best of Whitstable living. Whether you are a family seeking space or professionals looking for a stylish retreat, this property is sure to impress. Don't miss the opportunity to make this stunning house your new home.



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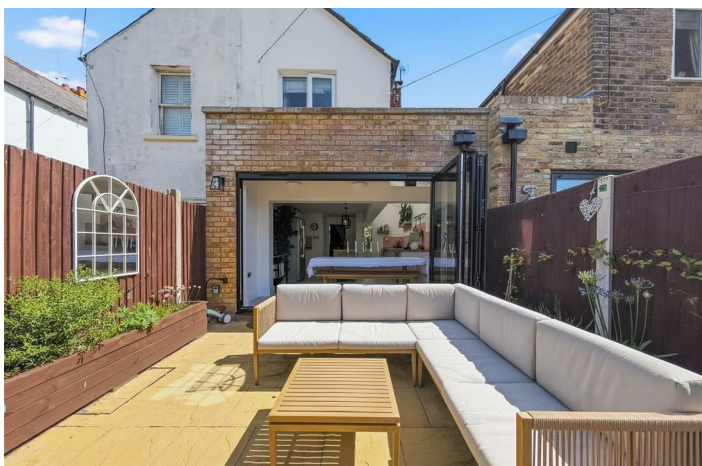
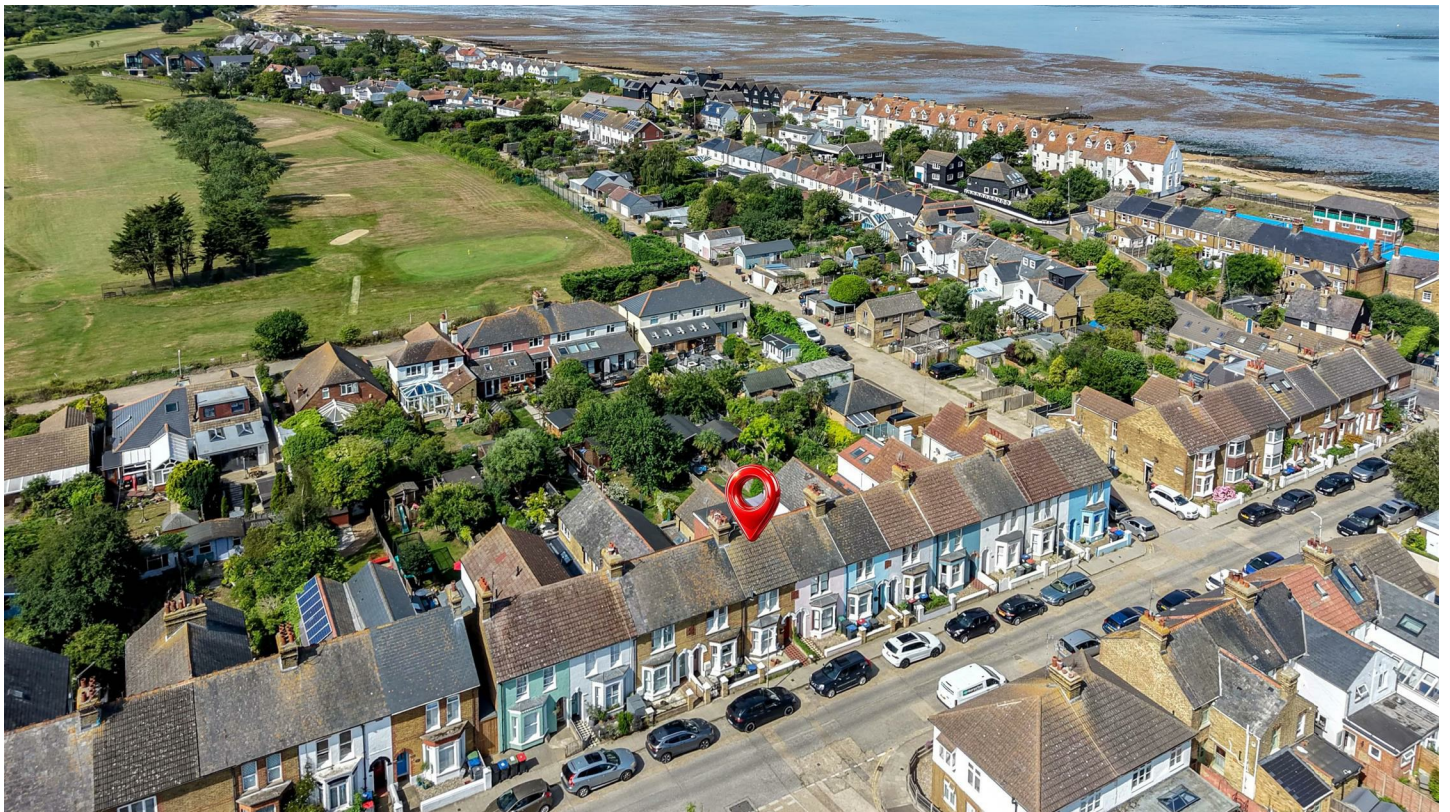


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C

Council Tax Band: C



INTERNAL

Ground Floor

Entrance Hall

Via entrance door, radiator.

Reception Hall

13'7" x 12'2"

Staircase to first floor, traditional style built-in fireplace recess cupboards, radiator.

Lounge

14'11" x 10'2"

Bay window with contemporary double glazed sash windows to front with fitted internal shutters, feature fireplace, fitted storage and display unit, radiator.

Kitchen-Diner

21'7" x 13'7"

Contemporary full-width bi-fold doors to garden, twin skylights, radiator.

Ground Floor W.C.

W.C, hand basin.

First Floor

First Floor Landing

Staircase to second floor, doors to bedrooms and bathroom.

Bedroom One

13'7" x 10'10"

Contemporary double glazed sash windows to front with fitted internal shutters, feature fireplace, radiator door to en-suite.

En-Suite

7'6" x 4'0"

Shower cubicle, W.C. wash basin.

Bedroom Two

10'4" x 7'5"

UPVC double glazed window to rear, radiator.

Bedroom Three

9'4" x 7'11"

UPVC double glazed window to garden, radiator.

Bathroom

8'10" x 5'2"

Window to side, panelled bath with shower over, W.C. basin, radiator.

Second Floor

Second Floor Landing

Small landing, over-stairs skylight, door to bedroom four.

Bedroom Four

18'9" x 12'5"

Twin contemporary double glazed windows to rear, radiator, door to en-suite.

En-Suite

Shower cubicle, W.C. hand basin.

EXTERNAL

Front Garden

13'8" x 6'11"

Tiled pathway, easy maintenance stoned area, enclosed by low brick wall.

Rear Garden

67'4" x 13'6"

Laid to lawn with mature planting, paved patio, gated access to rear pathway, large storage shed.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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