



Whitstable

£550,000 Freehold

...for Coastal, Country & City living.



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Whitstable

4 Clifton Road, Whitstable, Kent, CT5 1DQ

VIDEO TOUR AVAILABLE

An attractive Victorian terraced house, conveniently situated in a much sought after central location within the conservation area, moments from the High Street, within close proximity to the station (0.6 of a mile distant), and a pleasant stroll across the golf course to Whitstable's pebble beach.

The superb family home has been extended and refurbished throughout to combine original period detail with contemporary styling and provides beautifully presented accommodation comprising an entrance hall, two reception rooms, a smartly fitted kitchen open-plan to a dining area with vaulted ceiling and doors opening to the garden. To the first floor, there are three bedrooms and a stylish bathroom. There is considerable scope for further extension (subject to all necessary consents and approvals being obtained).

The landscaped rear garden extends to 42ft (12m) and incorporates a raised decked area. No onward chain.



Location

Clifton Road is amongst Whitstable's most desirable locations, within the sought after conservation area and enjoying 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 and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 are:

• Sitting Room

12'3" x 11'0" (3.73m x 3.36m)
at maximum points.

• Snug

12'5" x 9'11" (3.79m x 3.03m)
at maximum points.

• Kitchen

20'8" x 7'10" (6.31m x 2.39m)
at maximum points.

• Dining Room

11'1" x 6'9" (3.38m x 2.05m)

• Bedroom 1

14'9" x 13'4" (4.50m x 4.06m)
at maximum points.

• Bedroom 2

12'4" x 9'9" (3.76m x 2.97m)
at maximum points.

• Bedroom 3

10'7" x 7'10" (3.23m x 2.39m)

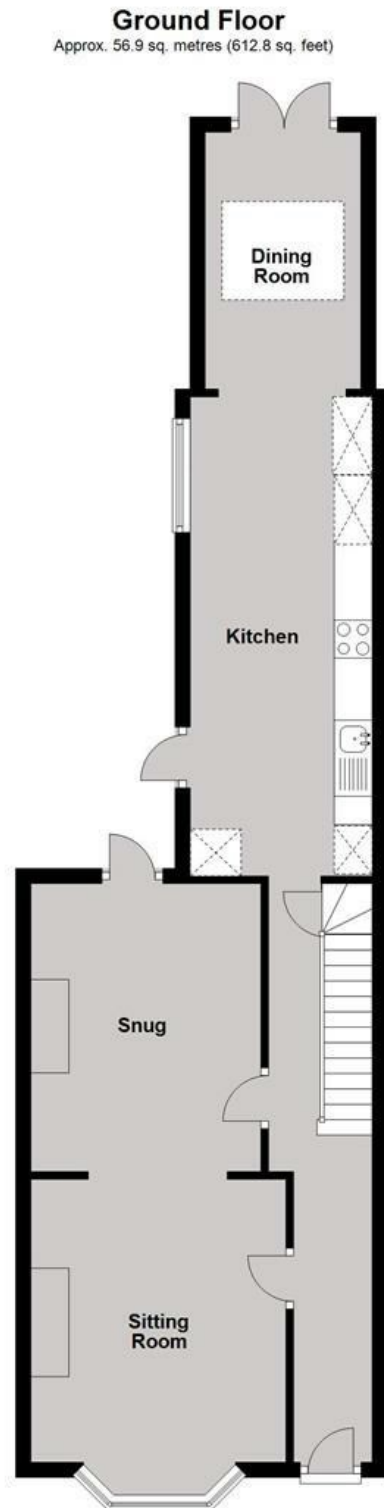


• **Bathroom**
 9'9" x 4'8" (2.97m x 1.42m)
 at maximum points.

• **Rear Garden**
 42' x 16' (12.80m x 4.88m)
 at maximum points.

Video Tour Available
 We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.





Total area: approx. 108.0 sq. metres (1162.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2020/2021 is £1,644.42.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Energy Performance Rating	
Very Good	A
Good	B
Fair	C
Below Average	D
Poor	E
Very Poor	F
Extremely Poor	G
England & Wales	
Minimum	F
Maximum	A
Scotland	
Minimum	F
Maximum	A
Northern Ireland	
Minimum	F
Maximum	A