



Whitstable

£575,000 Freehold

...for Coastal, Country & City living.



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Whitstable

3 Cromwell Road, Whitstable, Kent, CT5 1NW

****NO ONWARD CHAIN**** An impressive Victorian house ideally positioned moments from Whitstable's bustling High Street with its wide array of boutique shops, cafe bars and popular restaurants, highly regarded schools, a short walk to Whitstable's charming pebble beach, Whitstable's famous working harbour and less than half a mile from the mainline station.

This substantial family home provides generously proportioned and beautifully presented accommodation set over three floors, and retains a wealth of period detail including joinery and fireplaces. The ground floor is arranged to provide an entrance hall, sitting room with open fireplace and bay window to front, dining room with doors opening to the garden, a generous kitchen/breakfast room and a smartly fitted ground floor shower room. The first and second floors comprise four double bedrooms, a luxurious family bathroom and a separate cloakroom. In addition there is a front facing balcony accessed from bedroom 3, and a first floor balcony with a timber staircase leading to the garden.

The private walled rear garden extends to 25ft (8m) and enjoys a Westerly aspect.



Location

Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

• Entrance Hall

• Sitting Room

13'0 x 12'1 (3.96m x 3.68m)
at maximum points

• Dining Room

12'2 x 11'11 (3.71m x 3.63m)
at maximum points

• Kitchen

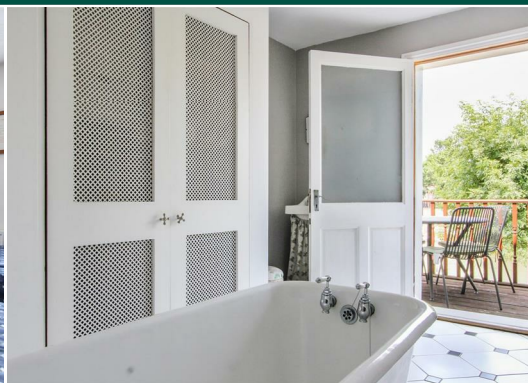
18'10" x 10'0" (5.74m x 3.06m)
at maximum points

• Bedroom 2

12'1 x 11'11 (3.68m x 3.63m)

• Bedroom 3

16'11 x 12'2 (5.16m x 3.71m)



- Bathroom

- Balcony

10'0" x 3'0" (3.05m x 0.91m)
at maximum points

Landing

- Bedroom 1

16'11" x 12'1" (5.16m x 3.68m)
at maximum points

- Balcony

5'4" x 1'9" (1.63m x 0.53m)

- Bedroom 4

12'2" x 12'0" (3.71m x 3.66m)

- Rear Garden

25' x 20' (7.62m x 6.10m)



Ground Floor

Approx. 60.7 sq. metres (653.6 sq. feet)

First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)

Second Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 157.6 sq. metres (1696.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2018/2019 is £1500.04

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

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