



Charles Bainbridge



Victoria Cottage, 45b Victoria Street,
Whitstable, Kent, CT5 1HZ

£425,000





A delightful period house with off street parking in an enviable setting with easy access to Whitstable's famous seafront and beaches. The house benefits from attractively presented accommodation arranged over three floors. On the ground floor is an entrance hall with a staircase rising to the first floor and access to the dining room which in turn is open-plan to the large sitting room beyond. The kitchen is attractively fitted and to the rear is a useful utility area and separate w.c. On the first floor is a large bedroom to the front with an ensuite shower room and to the rear is a substantial bathroom with a cupboard housing a boiler serving the heating and hot water. On the second floor is a large open-plan bedroom with an attractive dormer window to the front and storage into the eaves cupboards.

Externally there is an attractively landscaped garden measuring approx. 28ft (8.53m) x 12ft (3.65m) plus a side area of 25ft (7.61m) x 6ft (1.83m). The garden has a brick-paved surface with inset beds with a range of ground-covering plants, shrubs, climbing plants, and ornamental box plants. There is an external light and water supply. To the rear, a pedestrian gate gives access to the parking area which provides parking for one car adjacent to the rear boundary.

The property enjoys an enviable setting in a sought-after location close to Whitstable town centre and seafront. Whitstable is a popular seaside town famous for its fishing heritage and particularly the oyster fisheries. There is a comprehensive range of shopping facilities in the town including a colourful array of independent retailers and restaurants. There is a wonderful coastline offering lovely walking, cycling, and a range of watersports. The property is within walking distance to Whitstable train station which offers High-Speed services to London St. Pancras with a journey time of approx. 80 minutes. Easy access can be gained onto the A2 to Dover and the M2 to London. The Cathedral City of Canterbury is accessible to the south providing a further comprehensive range of leisure, shopping, cultural, and educational facilities.

Services: All mains services are understood to be connected to the property.

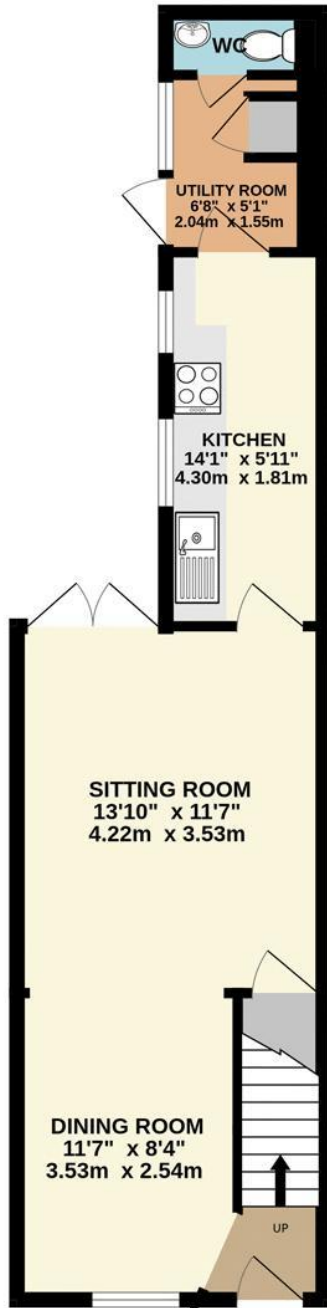
Tenure: Freehold

Council Tax Band:

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

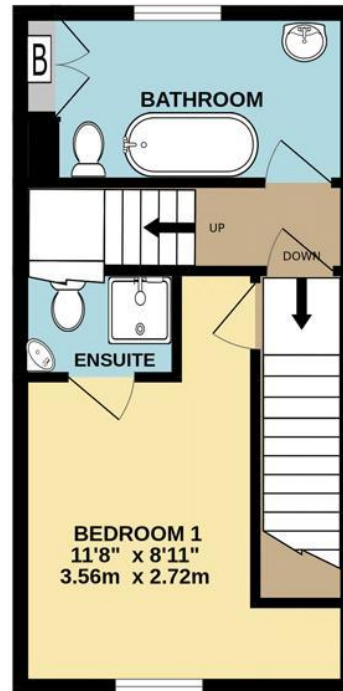
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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