

KW

KimberWoodward



89 Victoria Street, Whitstable
£295,000

89 Victoria Street, Whitstable

Key Features

- Central Conservation
- Ideal Holiday Home
- Great For AirBnB
- Flexible Accommodation
- 34' Garden
- Potential to Extend



Description

Set in a great position within the very popular conservation area of Whitstable, lies this charming two bedroom cottage with garden and potential to extend. Ideal as a holiday cottage or for those that need flexibility, as the downstairs bedroom can be a separate sitting room for those that only need one bedroom. So, via the porch and entrance hall, we have the bay window bedroom one at the front with the living room in the centre, off the living room we have the compact kitchen and to the rear the sun room style utility area that in turn gives access to the bathroom, separate W.C and garden. The staircase from the entrance hall gives direct access into the first floor bedroom with dormer window. Outside, we have a secluded 34' garden with patio, lawn and rear access. The perfect location is centrally positioned between the harbour and station, ideal for the many non car users now coming into Whitstable from London.

Dimensions

Entrance Hall

Bedroom One

3.36 m x 3.36 m (11'0" x 11'0")

Living Room

3.67 m x 3.56 m (12'0" x 11'8")

Kitchen

2.26 m x 1.54 m (7'5" x 5'1")

Sun Room Style Utility Area

Bathroom

1.57 m x 1.52 m (5'2" x 5'0")

Cloakroom

Bedroom Two

4.51 m x 4.37 m (14'10" x 14'4")

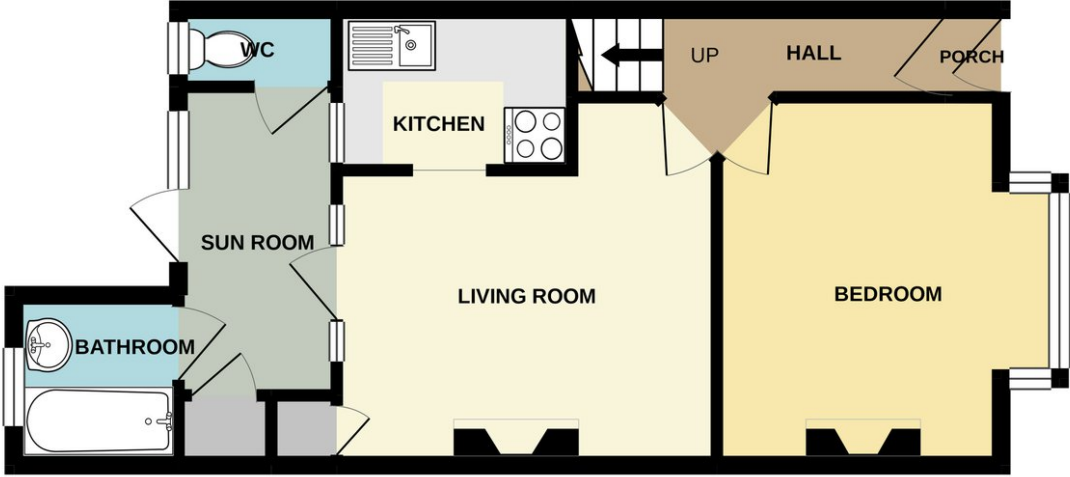
Rear Garden

10.38 m

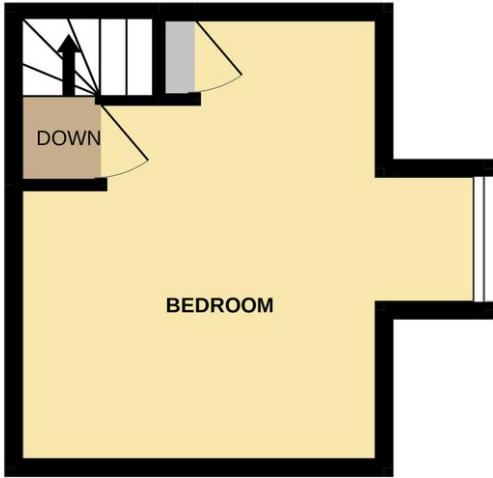




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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.
Made with Metroix ©2021

DISCLAIMER

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.