

CHRISTOPHER HODGSON



Whitstable

£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

90 Harbour Street, Whitstable, Kent, CT5 1AE

This deceptively spacious period house enjoys superb views from second floor over the picturesque working harbour as well as the stunning seascape beyond. The property is conveniently situated on Harbour Street from where a short stroll will take you to the seafront, harbour, boutique shops, restaurants and Whitstable mainline railway station (0.5 miles).

The house is set back from the road behind a pretty garden and enjoys well-proportioned and smartly presented accommodation arranged over three floors comprising a sitting room, dining room, kitchen, three double bedrooms, a bathroom and a cloakroom.

Outside, the charming South facing courtyard garden benefits from rear access to Bexley Street. No onward chain.



Location

Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Sitting Room 15'8" x 10'9" (4.78 x 3.30)
- Dining Room 15'8" x 10'10" (4.78 x 3.32)
- Kitchen 11'10" x 9'2" (3.61 x 2.81)
- Bathroom 9'2" x 5'10" (2.81 x 1.80)

FIRST FLOOR

- Bedroom 1 15'8" x 10'11" (4.78 x 3.34)
- Bedroom 2 15'8" x 10'9" (4.78 x 3.30)

SECOND FLOOR

- Bedroom 3 12'9" x 12'8" (3.9 x 3.87)

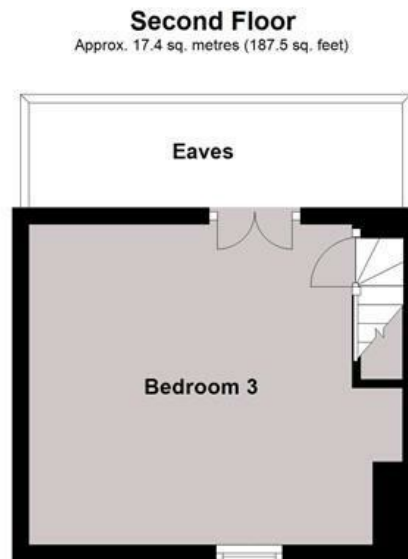
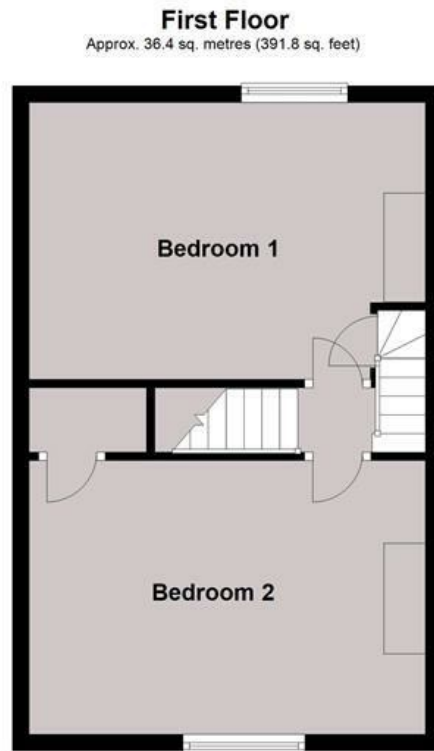
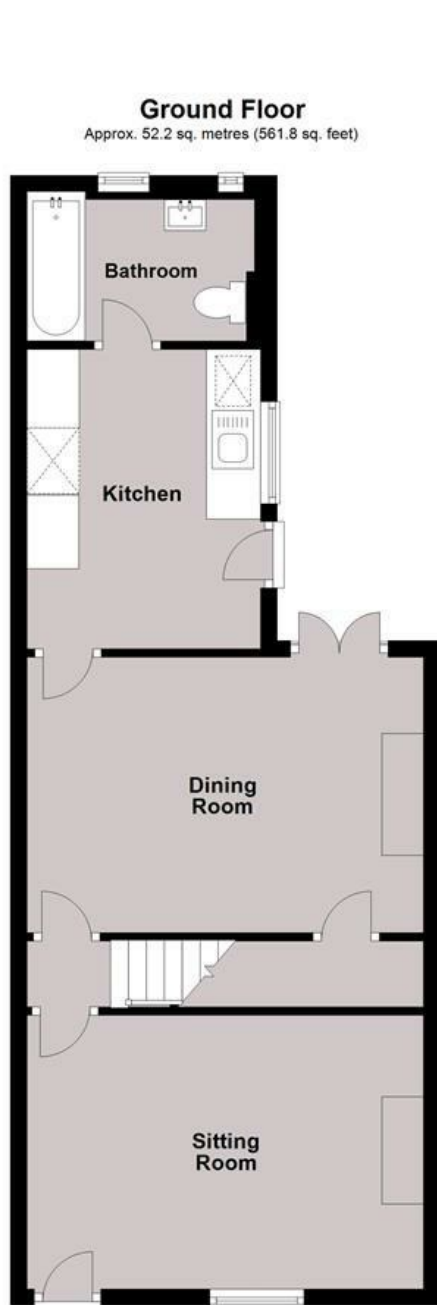
OUTSIDE

- Garden 20' x 16' (6.10m x 4.88m)

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.





Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
93-100 Energy efficient Green rating scale	B		
82-92 Energy efficient Green rating scale	C		
69-81 Energy efficient Green rating scale	D		
55-68 Energy efficient Green rating scale	E		
39-54 Energy efficient Green rating scale	F		
13-38 Energy efficient Green rating scale	G		
Minimum energy efficient Green rating scale			
England & Wales		72	33

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