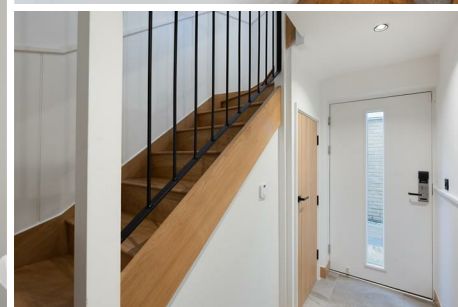
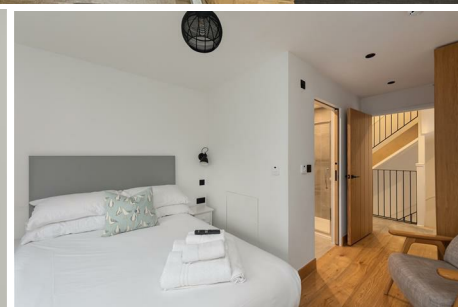
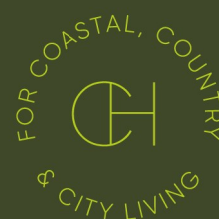


CHRISTOPHER HODGSON



Whitstable

£435,000 Freehold



Whitstable

Cable Cottage Sea Street, Whitstable, Kent, CT5 1AN

An exceptional purpose built holiday cottage in the heart of central Whitstable, just a short walk from the beach, High Street and Whitstable Train Station (0.8 miles). Whitstable is a thriving seaside town, famous for its wonderful fresh seafood and annual Oyster Festival. There is a flourishing arts scene and a genuine community spirit, which attracts visitors all year round.

Cable Cottage offers bright and spacious accommodation finished to a high specification throughout and is arranged to provide an entrance hall, two double bedrooms and two shower rooms (one en-suite). To the front of the property there is an undercroft parking space with a charging point for an electric vehicle. No onward chain.

Gross revenue from holiday lettings for the period 2022/2023 was £31,519.99 and there is scope to increase occupancy rates.



Location

Sea Street lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. 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 (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) 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:

- Bedroom 1 15'9" x 10'3" (4.81m x 3.13m)

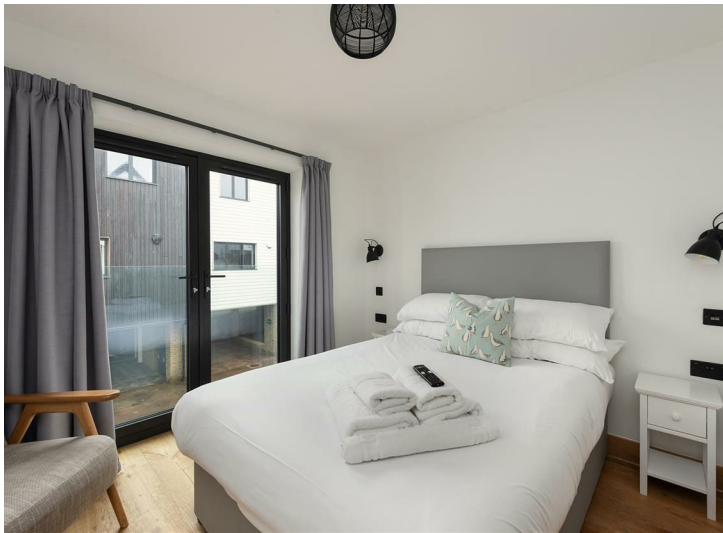
- En-Suite Shower Room 6'6" x 3'10" (1.97m x 1.18m)
- Bedroom 2 10'10" x 10'3" (3.29m x 3.12m)
- Shower Room 8'3" x 6'0" (2.51m x 1.82m)
- Undercroft Parking 14'7" x 10'3" (4.46m x 3.13m)

Rateable Value

To be confirmed by The Valuation Office Agency (VOA)

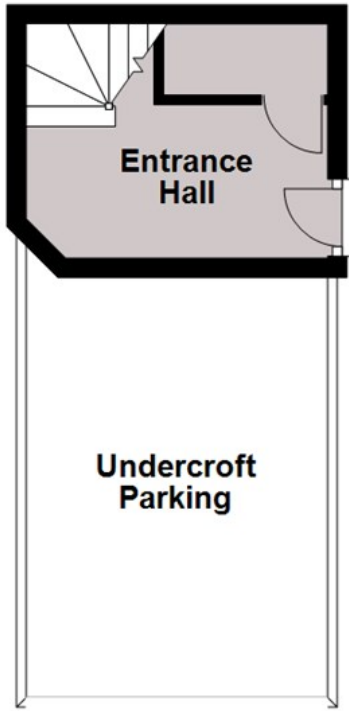
Video Tour

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



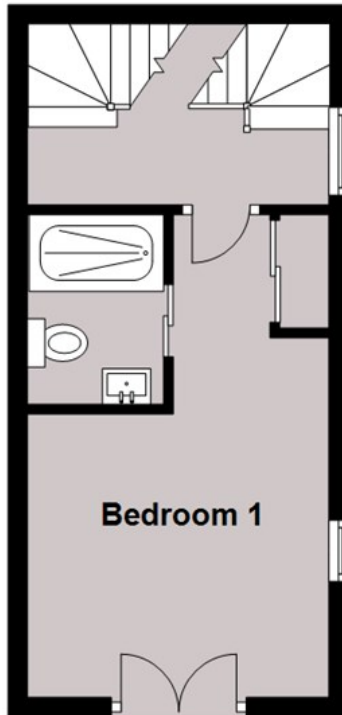
Ground Floor

Approx. 7.5 sq. metres (81.0 sq. feet)



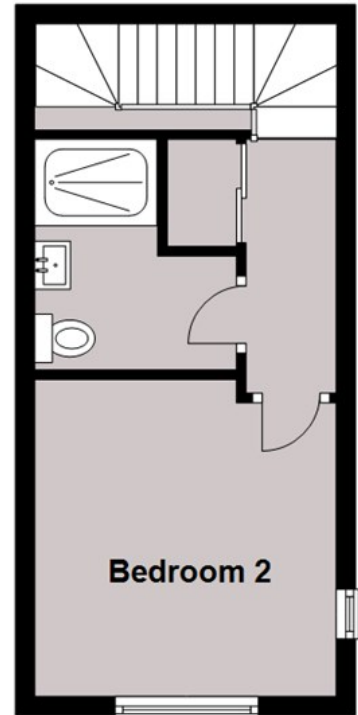
First Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



Second Floor

Approx. 20.8 sq. metres (223.6 sq. feet)



Total area: approx. 49.2 sq. metres (529.8 sq. feet)

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Energy Efficiency Rating	
Current Rating	A
Potential Rating	B
Energy Efficiency Score	82
Energy Efficiency Band	A
Energy Efficiency Band	B
Energy Efficiency Band	C
Energy Efficiency Band	D
Energy Efficiency Band	E
Energy Efficiency Band	F
Energy Efficiency Band	G
England & Wales	

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