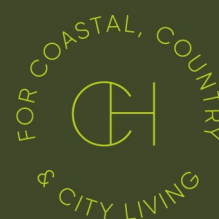


CHRISTOPHER HODGSON



Whitstable

£450,000 Freehold



Whitstable

18 Victoria Street, Whitstable, Kent, CT5 1HZ

A spacious and smartly presented Victorian house situated within the heart of the conservation area, moments from the fashionable Harbour Street with its boutique shops and highly regarded eateries, Whitstable's working harbour, a short stroll to the beach (320 metres distant) and Whitstable station (0.5 miles).

Arranged over three floors, the accommodation totals 1141 sq ft (106 sq m) and the ground floor comprises of a sitting

room, a dining room open to the kitchen, a bathroom and utility room. To the first floor there are two double bedrooms and a shower room, and to the second floor there is a further double bedroom and an en-suite cloakroom.

The South Westerly facing rear garden extends to 87ft (26m) and is predominantly laid to lawn. No onward chain.



LOCATION

Victoria Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Sitting Room 12'4" x 11'3" (3.76m x 3.43m)
- Dining Room 16'3" x 12'4" (4.95m x 3.76m)
- Kitchen 9'6" x 6'6" (2.90m x 1.98m)
- Utility Room 16'4" x 6'6" (4.98m x 1.98m)
- Bathroom 6'6" x 5'11" (1.98m x 1.80m)

FIRST FLOOR

- Bedroom 2 12'6" x 11'2" (3.81m x 3.40m)
- Bedroom 3 12'4" x 11'3" (3.76m x 3.43m)

SECOND FLOOR

- Bedroom 1 17'9" x 11'6" (5.41m x 3.51m)

OUTSIDE

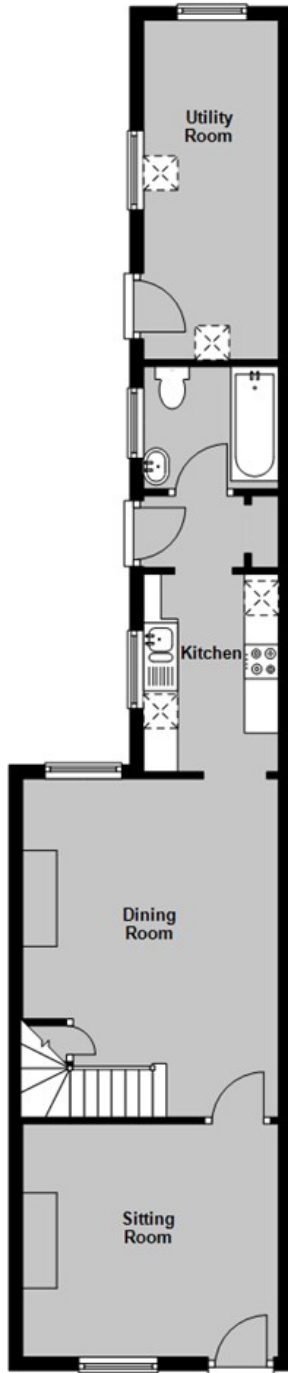
- Garden 87' x 13' (26.52m x 3.96m)





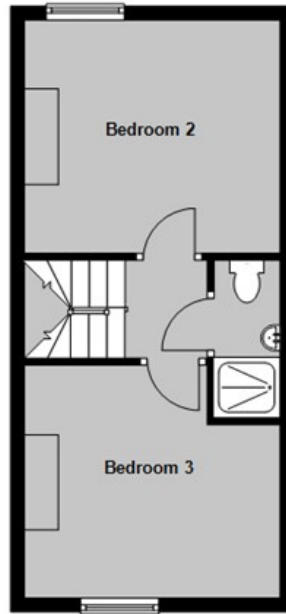
Ground Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



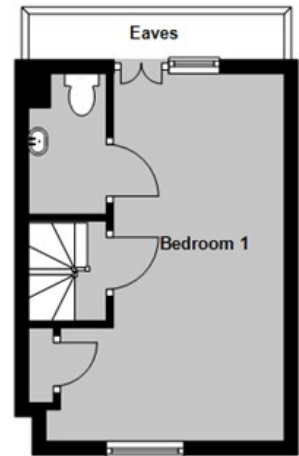
First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



Second Floor

Approx. 20.1 sq. metres (216.6 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (A+)	A+		
Energy Efficient (A)	A		
Decent (B)	B		
Needs Improvement (C)	C		
Poor (D)	D		
Very Poor (E)	E		
Least Energy Efficient (F)	F		
Least Energy Efficient (G)	G		

England & Wales
EPC Directive
2002/91/EC

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