

CHRISTOPHER HODGSON



**Whitstable**  
**£399,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *Victoria Cottage, 45B Victoria Street, Whitstable, Kent, CT5 1HZ*

A beautifully presented Victorian house in the heart of Whitstable's desirable conservation area, with the benefit of off-street parking which is a rare commodity in this central location.

Victoria Cottage is conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the beach, working harbour and Whitstable station (0.5 miles).

The property once formed part of 'The Sovereign' public house, which was converted into two dwellings following its closure in circa 2000. The spacious and smartly presented accommodation is arranged on the ground

floor to provide a sitting room open plan to a dining room, a kitchen, utility room and a cloakroom. To the first and second floors there are two double bedrooms and two bathrooms, including an en-suite shower room.

The rear garden has been designed for ease of maintenance and has a pedestrian gate to a parking area to the rear of the property, accessed via St Peter's Road. There is off street parking for one vehicle. 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 café 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

- Entrance Hall

- Sitting Room 10'10" x 8'2" (3.31m x 2.50m)
- Dining Room 14'10" x 11'8" (4.52m x 3.56m)
- Kitchen 14'3" x 5'8" (4.34m x 1.72m)
- Cloakroom 5'7" x 2'3" (1.72m x 0.70m)

#### FIRST FLOOR

- Bedroom 1 16'1" x 12'6" (4.89m x 3.80m)
- En Suite Shower Room 5'7" x 4'1" (1.72m x 1.25m)
- Bathroom 12'5" x 6'5" (3.80m x 1.97m)

#### SECOND FLOOR

- Bedroom 2 20'4" x 12'6" (6.21m x 3.80m)

#### OUTSIDE

- Garden
- Off Street Parking  
For one vehicle, accessed via St Peters Road.

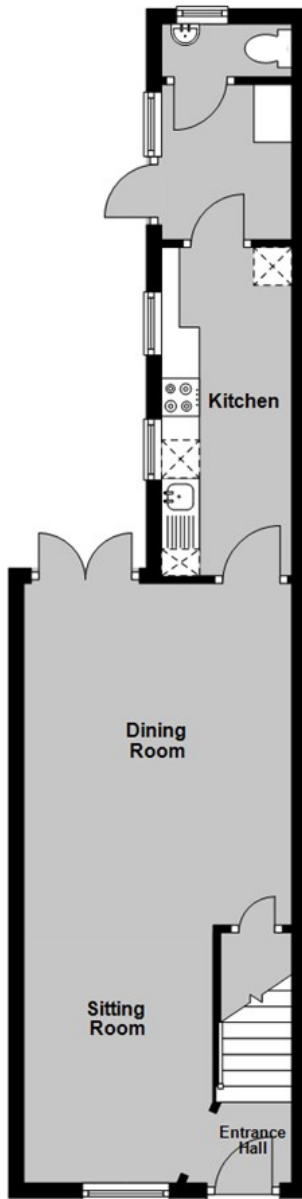






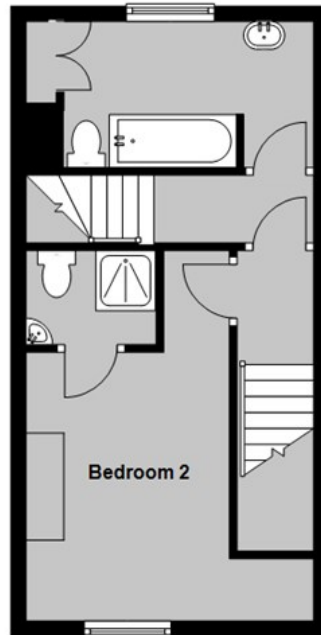
## Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



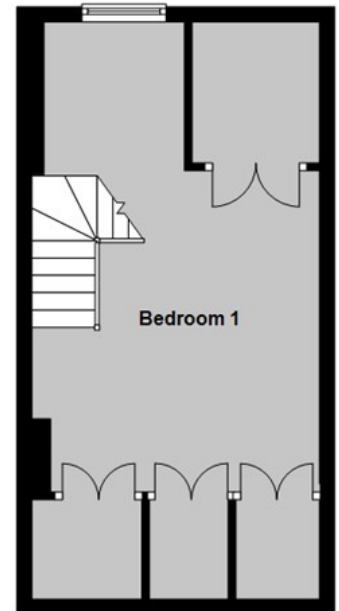
## First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



## Second Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 99.8 sq. metres (1073.7 sq. feet)

## Council Tax Band To Be Confirmed

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Least energy efficient (oldest properties)
A++	G
A+	F
A	E
B	D
C	C
D	B
E	A
F	A+
G	A++

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