

CHRISTOPHER HODGSON



Whitstable

Guide Price £325,000

Freehold



Whitstable

31 Albert Street, Whitstable, Kent, CT5 1HS

A spacious Victorian terraced house which now requires a programme of refurbishment throughout and has considerable scope for extension and remodelling (subject to obtaining all necessary consent and approvals).

The property is enviably positioned within the heart of Whitstable's desirable conservation area, moments from Harbour Street with its boutique shops and highly regarded eateries, the beach, working harbour and Whitstable station (0.5 miles).

The comfortably proportioned accommodation is arranged on the ground floor to provide a sitting room, dining room, a kitchen and a bathroom. To the first floor there are two double bedrooms and a dressing room / study.

The rear garden extends to 25ft (7.6m) and benefits from pedestrian access to the rear via Bexley Street and St. Peter's Road. No onward chain.



LOCATION

Albert 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 12'6" x 10'5" (3.83m x 3.20m)

- Dining Room 12'6" x 10'6" (3.83m x 3.22m)

- Kitchen 9'1" x 6'11" (2.76m x 2.10m)

- Bathroom

FIRST FLOOR

- Bedroom 1 12'6" x 10'8" (3.83m x 3.26m)

- Dressing Room / Study 9'4" x 6'11" (2.84m x 2.10m)

- Bedroom 2 12'6" x 10'7" (3.83m x 3.25m)

OUTSIDE

- Garden 24'11" x 12'8" (7.60m x 3.87m)





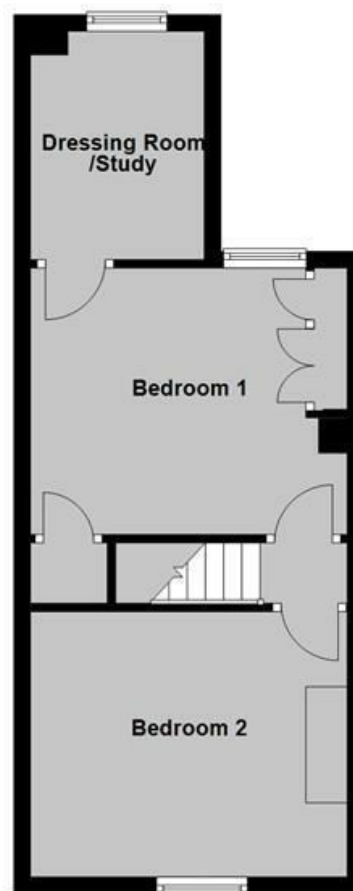
Ground Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 74.6 sq. metres (803.1 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	
Very energy efficient (lowest carbon)	Best
A	87
B	83
C	79
D	75
E	71
F	67
G	63
Least energy efficient (highest carbon)	Worst
England & Wales	

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