

CHRISTOPHER HODGSON



Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

89 Island Wall, Whitstable, Kent, CT5 1EL

A superbly appointed period terraced house situated on Whitstable's prized Island Wall, in the heart of the desirable conservation area and moments from the beach, Harbour Street with its eclectic mix of independent shops and highly regarded eateries, and a short stroll from Whitstable station (0.7 miles).

The beautifully presented accommodation retains a wealth of period features including original joinery and fireplaces, and is arranged on the ground floor to provide

an entrance hall, sitting room, dining room, kitchen and a cloakroom. The first floor comprises two double bedrooms and a bathroom.

The South Easterly facing rear garden extends to 57ft (17m) and includes a shed. The garden enjoys a sunny aspect and provides a peaceful setting, thoughtfully planted with fruit trees. No onward chain.



LOCATION

Island Wall is one of the most desirable locations in Whitstable, its situation within the town's conservation area ensuring the original charm and peaceful character remain well preserved. The beach is just a few steps away from the property while the amenities of the high street are accessible within a six-minute walk. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishers' cottages. The bustling high street offers a diverse range of busy shops, cafés and restaurants specialising in local seafood. The railway station at Whitstable (0.7 miles from the property) provides frequent services into London Victoria or St Pancras International with a journey time of 80 or 73 minutes respectively. On the roads, the A299 provides a dual carriageway link to the M2/A2 giving access to London to the west and the channel ports to the east.

ACCOMMODATION

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

GROUND FLOOR

- Sitting Room 11'3" x 10'11" (3.43m x 3.33m)
- Dining Room 13'7" x 11'3" (4.14m x 3.43m)

- Kitchen 10'10" x 6'4" (3.30m x 1.93m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 11'3" x 10'11" (3.43m x 3.33m)
- Bedroom 2 11'3" x 10'11" (3.43m x 3.33m)
- Bathroom 10'10" x 6'4" (3.30m x 1.93m)

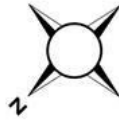
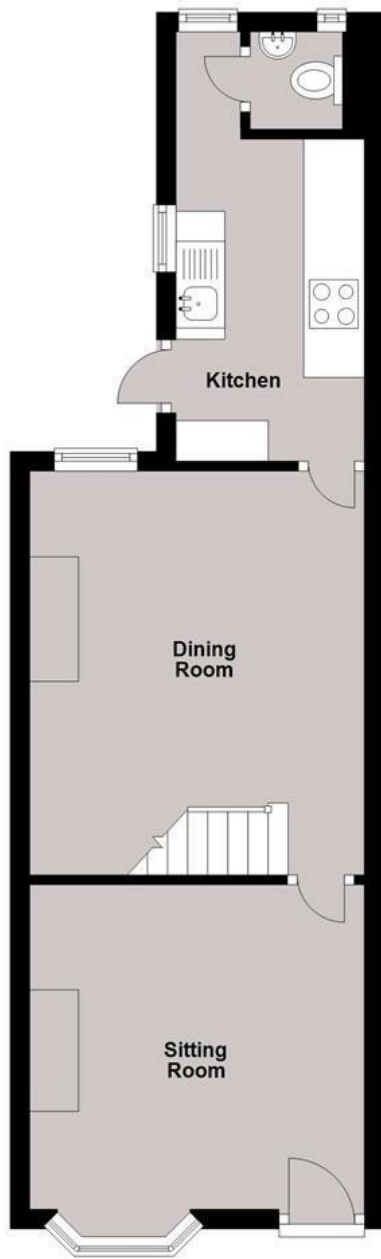
OUTSIDE

- Garden 57' x 12'0 (17.37m x 3.66m)



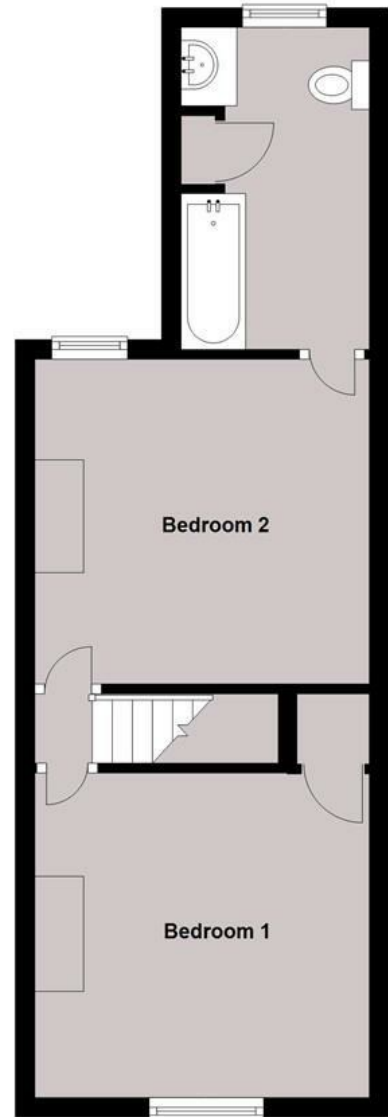
Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating	
Very Energy Efficient - Lower running costs	Current
A	79
B	
C	
D	
E	
F	
G	
Very Energy Inefficient - Higher running costs	
England & Wales	
EPC Display	

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