

CHRISTOPHER HODGSON



**Whitstable**  
**£270,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

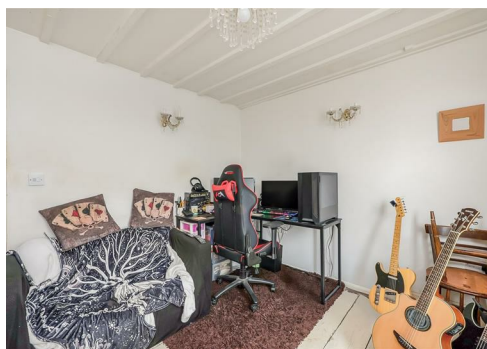
---

# Whitstable

## *63a Harbour Street, Whitstable, Kent, CT5 1AG*

A spacious maisonette apartment forming part of this attractive period building, ideally situated on Whitstable's prized Harbour Street, in the heart of the conservation area and abundant with independent shops and highly regarded restaurants, moments from the beach and a short stroll to Whitstable station (0.6 miles distant).

Accessed via its own private ground floor entrance, the property is arranged over three floors and provides characterful and comfortably proportioned accommodation comprising a reception room, a kitchen with a hardwood stable door leading to the private courtyard garden, two double bedrooms, a bathroom with a separate shower enclosure, and a cloakroom. The Freehold of the building is included with the sale of this property. No onward chain.



### LOCATION

Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. 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 (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) 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:

### GROUND FLOOR

- Kitchen 7'6" x 6'11" (2.28m x 2.10m)
- Reception Room 11'0" x 10'8" (3.36m x 3.25m)
- Cloakroom

### FIRST FLOOR

- Bedroom 1 11'0" x 12'4" (3.36m x 3.75m)
- Bathroom

### SECOND FLOOR

- Bedroom 2 18'4" x 12'4" (5.58m x 3.75m)

### OUTSIDE

- Courtyard Garden

### FREEHOLD

The Freehold of the building is included with the sale of this property.



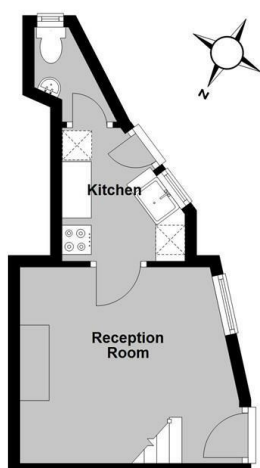


We understand 63 Harbour Street benefits from the remainder of a 99 year lease created in April 1992 (subject to confirmation from vendors solicitors).

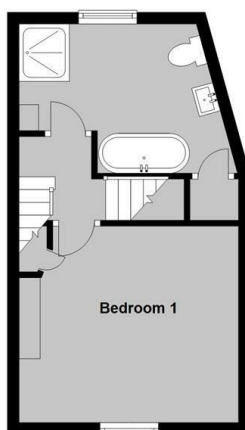
#### LEASE

We understand 63a Harbour Street benefits from the remainder of a 125 year lease created in March 1997 with ground rent payable at £50 per annum (subject to confirmation from vendors solicitors).

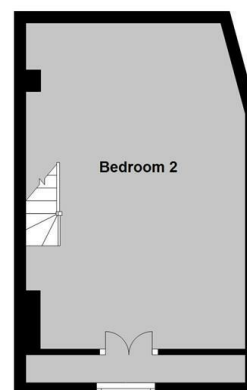
**Ground Floor**  
Approx. 17.7 sq. metres (190.5 sq. feet)



**First Floor**  
Approx. 24.6 sq. metres (265.1 sq. feet)



**Second Floor**  
Approx. 22.7 sq. metres (244.8 sq. feet)



Total area: approx. 65.1 sq. metres (700.4 sq. feet)

**Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.**

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A++ (44-47)	86
A+ (48-49)	
A (50-54)	
B (55-59)	
C (60-64)	
D (65-69)	
E (70-74)	
F (75-79)	
G (80-84)	
Minimum efficient - higher running costs	85
England & Wales	
EPC Directive 2002/91/EC	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

