

CHRISTOPHER HODGSON



Whitstable
£285,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

81 Sydenham Street, Whitstable, Kent, CT5 1HL

A spacious Victorian terraced house 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 (0.4 miles).

The property now requires a programme of refurbishment throughout and has considerable scope for extension and remodelling (subject to obtaining all necessary consent and approvals).

The comfortably proportioned accommodation is currently arranged on the ground floor to provide an open-plan sitting/dining room, a kitchen, and a utility area. To the first floor there are two double bedrooms and a bathroom.

The rear garden extends to 53ft (10.67m) and benefits from pedestrian access to the rear via Stream Walk. No onward chain.



LOCATION

Sydenham 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 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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

- Living Room 23'3" x 11'5" (7.10m x 3.48m)
- Kitchen 9'9" x 6'9" (2.98m x 2.07m)

FIRST FLOOR

- Bedroom 1 11'5" x 10'0" (3.48m x 3.05m)
- Bedroom 2 11'5" x 10'1" (3.48m x 3.08m)
- Bathroom 9'7" x 6'9" (2.94m x 2.07m)

OUTSIDE

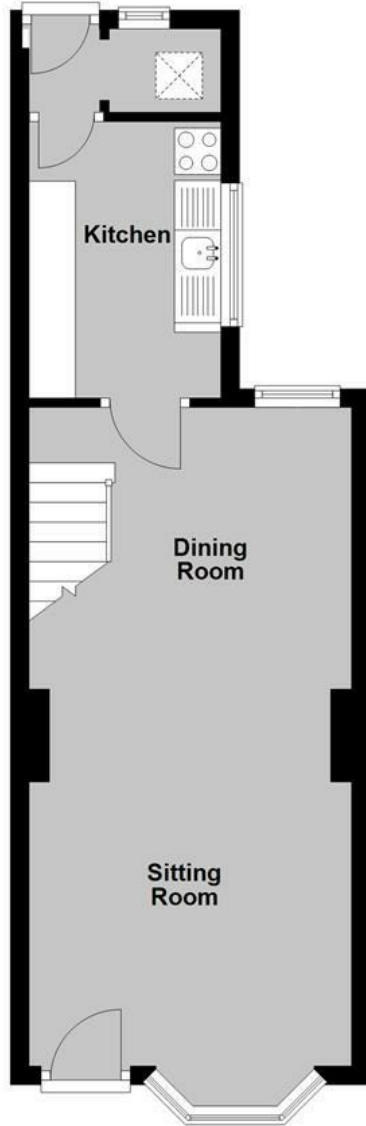
- Garden 35" x 12" (10.67m x 3.66m)





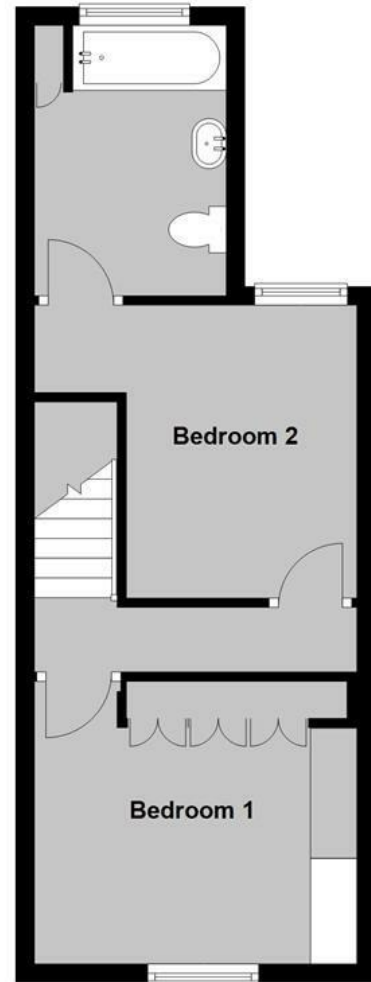
Ground Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 64.2 sq. metres (690.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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	
Energy efficient - lower rating costs	Energy efficient - higher rating costs
Energy A	Energy G
Energy B	Energy H
Energy C	Energy I
Energy D	Energy J
Energy E	Energy K
Energy F	Energy L
Energy G	Energy M
Energy H	Energy N
Energy I	Energy O
Energy J	Energy P
Energy K	Energy Q
Energy L	Energy R
Energy M	Energy S
Energy N	Energy T
Energy O	Energy U
Energy P	Energy V
Energy Q	Energy W
Energy R	Energy X
Energy S	Energy Y
Energy T	Energy Z
Energy U	Energy AA
Energy V	Energy AB
Energy W	Energy AC
Energy X	Energy AD
Energy Y	Energy AE
Energy Z	Energy AF
Energy AA	Energy AG
Energy AB	Energy AH
Energy AC	Energy AI
Energy AD	Energy AJ
Energy AE	Energy AK
Energy AF	Energy AL
Energy AG	Energy AM
Energy AH	Energy AN
Energy AI	Energy AO
Energy AJ	Energy AP
Energy AK	Energy AQ
Energy AL	Energy AR
Energy AM	Energy AS
Energy AN	Energy AT
Energy AO	Energy AU
Energy AP	Energy AV
Energy AQ	Energy AW
Energy AR	Energy AX
Energy AS	Energy AY
Energy AT	Energy AZ
Energy AU	Energy BA
Energy AV	Energy BB
Energy AW	Energy BC
Energy AX	Energy BD
Energy AY	Energy BE
Energy AZ	Energy BF
Energy BA	Energy BG
Energy BB	Energy BH
Energy BC	Energy BI
Energy BD	Energy BJ
Energy BE	Energy BK
Energy BF	Energy BL
Energy BG	Energy BM
Energy BH	Energy BN
Energy BI	Energy BO
Energy BJ	Energy BP
Energy BK	Energy BQ
Energy BL	Energy BR
Energy BM	Energy BS
Energy BN	Energy BT
Energy BO	Energy BU
Energy BP	Energy BV
Energy BQ	Energy BW
Energy BR	Energy BX
Energy BS	Energy BY
Energy BT	Energy BZ
Energy BU	Energy CA
Energy BV	Energy CB
Energy BW	Energy CC
Energy BX	Energy CD
Energy BY	Energy CE
Energy BZ	Energy CF
Energy CA	Energy CG
Energy CB	Energy CH
Energy CC	Energy CI
Energy CD	Energy CJ
Energy CE	Energy CK
Energy CF	Energy CL
Energy CG	Energy CM
Energy CH	Energy CN
Energy CI	Energy CO
Energy CJ	Energy CP
Energy CK	Energy CQ
Energy CL	Energy CR
Energy CM	Energy CS
Energy CN	Energy CT
Energy CO	Energy CU
Energy CP	Energy CV
Energy CQ	Energy CW
Energy CR	Energy CX
Energy CS	Energy CY
Energy CT	Energy CZ
Energy CU	Energy DA
Energy CV	Energy DB
Energy CW	Energy DC
Energy CX	Energy DD
Energy CY	Energy DE
Energy CZ	Energy DF
Energy DA	Energy DG
Energy DB	Energy DH
Energy DC	Energy DI
Energy DD	Energy DJ
Energy DE	Energy DK
Energy DF	Energy DL
Energy DG	Energy DM
Energy DH	Energy DN
Energy DI	Energy DO
Energy DJ	Energy DP
Energy DK	Energy DQ
Energy DL	Energy DR
Energy DM	Energy DS
Energy DN	Energy DT
Energy DO	Energy DU
Energy DP	Energy DV
Energy DQ	Energy DW
Energy DR	Energy DX
Energy DS	Energy DY
Energy DT	Energy DZ
Energy DU	Energy EA
Energy DV	Energy EB
Energy DW	Energy EC
Energy DX	Energy ED
Energy DY	Energy EE
Energy DZ	Energy EF
Energy EA	Energy EG
Energy EB	Energy EH
Energy EC	Energy EI
Energy ED	Energy EJ
Energy EE	Energy EK
Energy EF	Energy EL
Energy EG	Energy EM
Energy EH	Energy EN
Energy EI	Energy EO
Energy EJ	Energy EP
Energy EK	Energy EQ
Energy EL	Energy ER
Energy EM	Energy ES
Energy EN	Energy ET
Energy EO	Energy EU
Energy EP	Energy EV
Energy EQ	Energy EW
Energy ER	Energy EX
Energy ES	Energy EY
Energy ET	Energy EZ
Energy EU	Energy FA
Energy EV	Energy FB
Energy EW	Energy FC
Energy EX	Energy FD
Energy EY	Energy FE
Energy EZ	Energy FF
Energy FA	Energy FG
Energy FB	Energy FH
Energy FC	Energy FI
Energy FD	Energy FJ
Energy FE	Energy FK
Energy FF	Energy FL
Energy FG	Energy FM
Energy FH	Energy FN
Energy FI	Energy FO
Energy FJ	Energy FP
Energy FK	Energy FQ
Energy FL	Energy FR
Energy FM	Energy FS
Energy FN	Energy FT
Energy FO	Energy FU
Energy FP	Energy FV
Energy FQ	Energy FW
Energy FR	Energy FX
Energy FS	Energy FY
Energy FT	Energy FZ
Energy FU	Energy GA
Energy FV	Energy GB
Energy FW	Energy GC
Energy FX	Energy GD
Energy FY	Energy GE
Energy FZ	Energy GF
Energy GA	Energy GG
Energy GB	Energy GH
Energy GC	Energy GI
Energy GD	Energy GJ
Energy GE	Energy GK
Energy GF	Energy GL
Energy GG	Energy GM
Energy GH	Energy GN
Energy GI	Energy GO
Energy GJ	Energy GP
Energy GK	Energy GQ
Energy GL	Energy GR
Energy GM	Energy GS
Energy GN	Energy GT
Energy GO	Energy GU
Energy GP	Energy GV
Energy GQ	Energy GW
Energy GR	Energy GX
Energy GS	Energy GY
Energy GT	Energy GZ
Energy GU	Energy HA
Energy GV	Energy HB
Energy GW	Energy HC
Energy GX	Energy HD
Energy GY	Energy HE
Energy GZ	Energy HF
Energy HA	Energy HG
Energy HB	Energy HH
Energy HC	Energy HI
Energy HD	Energy HJ
Energy HE	Energy HK
Energy HF	Energy HL
Energy HG	Energy HM
Energy HH	Energy HN
Energy HI	Energy HO
Energy HJ	Energy HP
Energy HK	Energy HQ
Energy HL	Energy HR
Energy HM	Energy HS
Energy HN	Energy HT
Energy HO	Energy HU
Energy HP	Energy HV
Energy HQ	Energy HW
Energy HR	Energy HX
Energy HS	Energy HY
Energy HT	Energy HZ
Energy HU	Energy IA
Energy HV	Energy IB
Energy HW	Energy IC
Energy HX	Energy ID
Energy HY	Energy IE
Energy HZ	Energy IF
Energy IA	Energy IG
Energy IB	Energy IH
Energy IC	Energy II
Energy ID	Energy IJ
Energy IE	Energy IK
Energy IF	Energy IL
Energy IG	Energy IM
Energy IH	Energy IN
Energy II	Energy IO
Energy IJ	Energy IP
Energy IK	Energy IQ
Energy IL	Energy IR
Energy IM	Energy IS
Energy IN	Energy IT
Energy IO	Energy IU
Energy IP	Energy IV
Energy IQ	Energy IW
Energy IR	Energy IX
Energy IS	Energy IY
Energy IT	Energy IZ
Energy IU	Energy JA
Energy IV	Energy JB
Energy IW	Energy JC
Energy IX	Energy JD
Energy IY	Energy JE
Energy IZ	Energy JF
Energy JA	Energy JG
Energy JB	Energy JH
Energy JC	Energy JI
Energy JD	Energy JJ
Energy JE	Energy JK
Energy JF	Energy JL
Energy JG	Energy JM
Energy JH	Energy JN
Energy JI	Energy JO
Energy JJ	Energy JP
Energy JK	Energy JQ
Energy JL	Energy JR
Energy JM	Energy JS
Energy JN	Energy JT
Energy JO	Energy JU
Energy JP	Energy JV
Energy JQ	Energy JW
Energy JR	Energy JX
Energy JS	Energy JY
Energy JT	Energy JZ
Energy JU	Energy KA
Energy JV	Energy KB
Energy JW	Energy KC
Energy JX	Energy KD
Energy JY	Energy KE
Energy JZ	Energy KF
Energy KA	Energy KG
Energy KB	Energy KH
Energy KC	Energy KI
Energy KD	Energy KJ
Energy KE	Energy KK
Energy KF	Energy KL
Energy KG	Energy KM
Energy KH	Energy KN
Energy KI	Energy KO
Energy KJ	Energy KP
Energy KK	Energy KQ
Energy KL	Energy KR
Energy KM	Energy KS
Energy KN	Energy KT
Energy KO	Energy KU
Energy KP	Energy KV
Energy KQ	Energy KW
Energy KR	Energy KX
Energy KS	Energy KY
Energy KT	Energy KZ
Energy KU	Energy LA
Energy KV	Energy LB
Energy KW	Energy LC
Energy KX	Energy LD
Energy KY	Energy LE
Energy KZ	Energy LF
Energy LA	Energy LG
Energy LB	Energy LH
Energy LC	Energy LI
Energy LD	Energy LJ
Energy LE	Energy LK
Energy LF	Energy LL
Energy LG	Energy LM
Energy LH	Energy LN
Energy LI	Energy LO
Energy LJ	Energy LP
Energy LK	Energy LQ
Energy LL	Energy LR
Energy LM	Energy LS
Energy LN	Energy LT
Energy LO	Energy LU
Energy LP	Energy LV
Energy LQ	Energy LW
Energy LR	Energy LX
Energy LS	Energy LY
Energy LT	Energy LZ
Energy LU	Energy MA
Energy LV	Energy MB
Energy LW	Energy MC
Energy LX	Energy MD
Energy LY	Energy ME
Energy LZ	Energy MF
Energy MA	Energy MG
Energy MB	Energy MH
Energy MC	Energy MI
Energy MD	Energy MJ
Energy ME	Energy MK
Energy MF	Energy ML
Energy MG	Energy MM
Energy MH	Energy MN
Energy MI	Energy MO
Energy MJ	Energy MP
Energy MK	Energy MQ
Energy ML	Energy MR
Energy MM	Energy MS
Energy MN	Energy MT
Energy MO	Energy MU
Energy MP	Energy MV
Energy MQ	Energy MW
Energy MR	Energy MX
Energy MS	Energy MY
Energy MT	Energy MZ
Energy MU	Energy NA
Energy MV	Energy NB
Energy MW	Energy NC
Energy MX	Energy ND
Energy MY	Energy NE
Energy MZ	Energy NF
Energy NA	Energy NG
Energy NB	Energy NH
Energy NC	Energy NI
Energy ND	Energy NJ
Energy NE	Energy NK
Energy NF	Energy NL
Energy NG	Energy NM
Energy NH	Energy NN
Energy NI	Energy NO
Energy NJ	Energy NP
Energy NK	Energy NQ
Energy NL	Energy NR
Energy NM	Energy NS
Energy NN	Energy NT
Energy NO	Energy NU
Energy NP	Energy NV
Energy NQ	Energy NW
Energy NR	Energy NX
Energy NS	Energy NY
Energy NT	Energy NZ
Energy NU	Energy OA
Energy NV	Energy OB
Energy NW	Energy OC
Energy NX	Energy OD
Energy NY	Energy OE
Energy NZ	Energy OF
Energy OA	Energy OG
Energy OB	Energy OH
Energy OC	Energy OI
Energy OD	Energy OJ
Energy OE	Energy OK
Energy OF	Energy OL
Energy OG	Energy OM
Energy OH	Energy ON
Energy OI	Energy OO
Energy OJ	Energy OP
Energy OK	Energy OQ
Energy OL	Energy OR
Energy OM	Energy OS
Energy ON	Energy OT
Energy OO	Energy OU
Energy OP	Energy OV
Energy OQ	Energy OW
Energy OR	Energy OX
Energy OS	Energy OY
Energy OT	Energy OZ
Energy OU	Energy PA
Energy OV	Energy PB
Energy OW	Energy PC
Energy OX	Energy PD
Energy OY	Energy PE
Energy OZ	Energy PF
Energy PA	Energy PG
Energy PB	Energy PH
Energy PC	Energy PI
Energy PD	Energy PJ
Energy PE	Energy PK
Energy PF	Energy PL
Energy PG	Energy PM
Energy PH	Energy PN
Energy PI	Energy PO
Energy PJ	Energy PP
Energy PK	Energy PQ
Energy PL	Energy PR
Energy PM	Energy PS
Energy PN	Energy PT
Energy PO	Energy PU
Energy PP	Energy PV
Energy PQ	Energy PW
Energy PR	Energy PX
Energy PS	Energy PY
Energy PT	Energy PZ
Energy PU	Energy QA
Energy PV	Energy QB
Energy PW	Energy QC
Energy PX	Energy QD
Energy PY	Energy QE
Energy PZ	Energy QF
Energy QA	Energy QG
Energy QB	Energy QH
Energy QC	Energy QI
Energy QD	Energy QJ
Energy QE	Energy QK
Energy QF	Energy QL
Energy QG	Energy QM
Energy QH	Energy QN
Energy QI	Energy QO
Energy QJ	Energy QP
Energy QK	Energy QQ
Energy QL	Energy QR
Energy QM	Energy QS
Energy QN	Energy QT
Energy QO	Energy QU
Energy QP	Energy QV
Energy QQ	Energy QW
Energy QR	Energy QX
Energy QS	Energy QY
Energy QT	Energy QZ
Energy QU	Energy RA
Energy QV	Energy RB
Energy QW	Energy RC
Energy QX	Energy RD
Energy QY	Energy RE
Energy QZ	Energy RF
Energy RA	Energy RG
Energy RB	Energy RH
Energy RC	Energy RI
Energy RD	Energy RJ
Energy RE	Energy RK
Energy RF	Energy RL
Energy RG	Energy RM
Energy RH	Energy RN
Energy RI	Energy RO
Energy RJ	Energy RP
Energy RK	Energy RQ
Energy RL	Energy RR
Energy RM	Energy RS
Energy RN	Energy RT
Energy RO	Energy RU
Energy RP	Energy RV
Energy RQ	Energy RW
Energy RR	Energy RX
Energy RS	Energy RY
Energy RT	Energy RZ
Energy RU	Energy SA
Energy RV	Energy SB
Energy RW	Energy SC
Energy RX	Energy SD
Energy RY	Energy SE
Energy RZ	Energy SF
Energy SA	Energy SG
Energy SB	Energy SH
Energy SC	Energy SI
Energy SD	Energy SJ
Energy SE	Energy SK
Energy SF	Energy SL
Energy SG	Energy SM
Energy SH	Energy SN
Energy SI	Energy SO
Energy SJ	Energy SP
Energy SK	Energy SQ
Energy SL	Energy SR
Energy SM	Energy SS
Energy SN	Energy ST
Energy SO	Energy SU
Energy SP	Energy SV
Energy SQ	Energy SW
Energy SR	Energy SX
Energy SS	Energy SY
Energy ST	Energy SZ
Energy SU	Energy TA
Energy SV	Energy TB
Energy SW	Energy TC
Energy SX	Energy TD
Energy SY	Energy TE
Energy SZ	Energy TF
Energy TA	Energy TG
Energy TB	Energy TH
Energy TC	Energy TI
Energy TD	Energy TJ
Energy TE	Energy TK
Energy TF	Energy TL
Energy TG	Energy TM
Energy TH	Energy TN
Energy TI	Energy TO
Energy TJ	Energy TP
Energy TK	Energy TQ
Energy TL	Energy TR
Energy TM	Energy TS
Energy TN	Energy TT
Energy TO	Energy TU
Energy TP	Energy TV
Energy TQ	Energy TW
Energy TR	Energy TX
Energy TS	Energy TY
Energy TT	Energy TZ
Energy TU	Energy UA
Energy TV	Energy UB
Energy TW	Energy UC
Energy TX	Energy UD
Energy TY	Energy UE
Energy TZ	Energy UF
Energy UA	Energy UG
Energy UB	Energy UH
Energy UC	Energy UI
Energy UD	Energy UJ
Energy UE	Energy UK
Energy UF	Energy UL
Energy UG	Energy UM
Energy UH	Energy UN
Energy UI	Energy UO
Energy UJ	Energy UP
Energy UK	Energy UQ
Energy UL	Energy UR
Energy UM	Energy US
Energy UN	Energy UT
Energy UO	Energy UU
Energy UP	Energy UV
Energy UQ	Energy UW
Energy UR	Energy UX
Energy US	Energy UY
Energy UT	Energy UZ
Energy UU	Energy VA
Energy UV	Energy VB
Energy UW	Energy VC
Energy UX	Energy VD
Energy UY	Energy VE
Energy UZ	Energy VF
Energy VA	Energy VG
Energy VB	Energy VH
Energy VC	Energy VI
Energy VD	Energy VJ
Energy VE	Energy VK
Energy VF	Energy VL
Energy VG	Energy VM
Energy VH	Energy VN
Energy VI	Energy VO
Energy VJ	Energy VP
Energy VK	Energy VQ
Energy VL	Energy VR
Energy VM	Energy VS
Energy VN	Energy VT
Energy VO	Energy VU
Energy VP	Energy VV
Energy VQ	Energy VW
Energy VR	Energy VX
Energy VS	Energy VY
Energy VT	Energy VZ
Energy VU	Energy WA
Energy VV	Energy WB
Energy VW	Energy WC
Energy VX	Energy WD
Energy VY	Energy WE
Energy VZ	Energy WF
Energy WA	Energy WG
Energy WB	Energy WH
Energy WC	Energy WI
Energy WD	Energy WJ
Energy WE	Energy WK
Energy WF	Energy WL
Energy WG	Energy WM
Energy WH	Energy WN
Energy WI	Energy WO
Energy WJ	Energy WP
Energy WK	Energy WQ
Energy WL	Energy WR
Energy WM	Energy WS
Energy WN	Energy WT
Energy WO	Energy WU
Energy WP	Energy WV
Energy WQ	Energy WW
Energy WR	Energy WX
Energy WS	Energy WY
Energy WT	Energy WZ</