

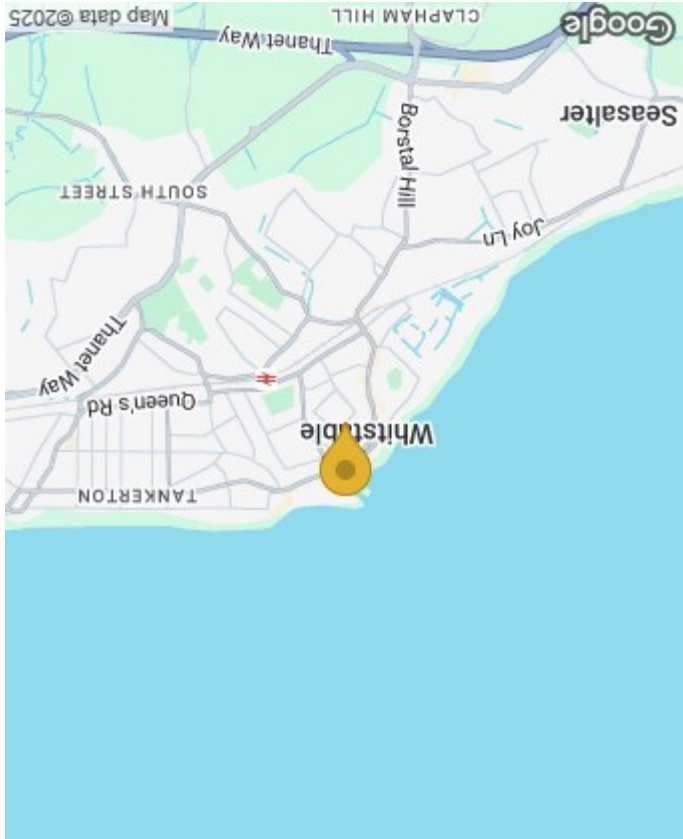


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

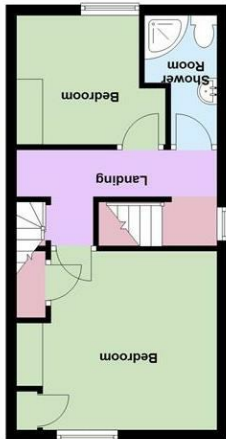
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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Current	Potential

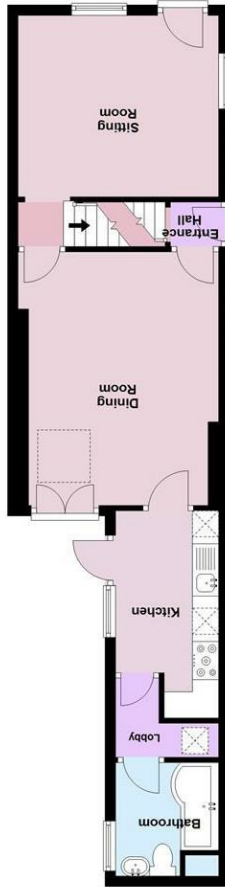
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (81-91)	A (81-91)
B (69-80)	B (69-80)
C (55-68)	C (55-68)
D (39-54)	D (39-54)
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F (1-20)	F (1-20)
G (1-20)	G (1-20)
Current	Potential



Second Floor
Approx. 16.5 sq. metres (177.3 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.9 sq. feet)



Ground Floor
Approx. 49.9 sq. metres (536.9 sq. feet)



Basement
Approx. 29.0 sq. metres (312.6 sq. feet)

Total area: approx. 126.3 sq. metres (1359.7 sq. feet)



The Sovereign, 45 Victoria Street
Whitstable, CT5 1HZ



Working for you and with you

**The Sovereign, 45 Victoria Street
Whitstable, CT5 1HZ**

Recently refreshed and enhanced throughout.

Steeped in local history, this delightful end of terrace home originally formed part of The Sovereign public house established in 1835.

Converted to private use, it became two cottages in 2003 and is now a charming home offering the comfort and convenience of modern day living whilst retaining character from yesteryear; the beer and wine cellar is easily accessed and is now a useful storage area and the original etched public house window has been framed and will be left for the new owner.

Exceptionally generous three storey accommodation comprises a lovely dual aspect sitting room flooded with natural light, a dining room with plenty of space for entertaining family and friends, well fitted kitchen, inner lobby with room to accommodate a fridge/freezer, and a ground floor bathroom. The first floor comprises one double bedroom, one single bedroom and a shower room. A quirky wooden staircase leads to a dual aspect double bedroom with ample storage which occupies the entire top floor.

The pièce de résistance is a highly sought after parking space and pretty cottage style garden.

This is an excellent opportunity to acquire a home, seaside retreat or investment opportunity in a thriving and charming coastal town.

£435,000



Entrance Lobby

Timber part glazed entrance door to entrance lobby. Under-stairs storage cupboard with access hatch to the cellar. Exposed floorboards. Glazed panelled door to the dining room.

Dining Room

16'2 x 12'2 (4.93m x 3.71m)
Double doors to the rear garden. Skylight. Feature fireplace. Two wall mounted uplighters. Radiator. Exposed floorboards. Door to the inner hall.

Small Inner Hall

Exposed floorboards. Wooden stairs to the first floor. Door to the sitting room.

Sitting Room

11'4 x 12'10 (3.45m x 3.91m)
Dual aspect with timber framed sash windows to the front and side. Solid door to the front (not used). Radiator. TV point. Two wall mounted uplighters. Exposed floorboards.

Kitchen

13'6 x 6'6 (4.11m x 1.98m)
Timber framed window to the side and part glazed timber door to the rear garden. Range of matching base, wall and drawer units. Worksurface with inset circular stainless steel sink, drainer and mixer tap. Concealed under unit lighting. Splash back tiling. Five ring gas hob with stainless steel extractor above and electric single over below. Space and plumbing for dishwasher and washing machine. Alcove with fitted shelves. Wall mounted drop leaf table. Radiator. Downlighters. Tiled floor. Door to inner lobby.

Inner Lobby

Space for freestanding fridge/freezer. Tiled floor. Door to bathroom.

Bathroom

7'1 x 6'6 (2.16m x 1.98m)
Timber framed window to the side. Suite comprising 'P' shaped bath with mixer tap, mains shower unit over and glass screen to side, pedestal wash hand basin and close coupled WC. Cupboard housing combination gas boiler. Radiator. Downlighters. Tiled walls and tiled floor.

First Floor Landing

Timber framed window to the side. Radiator. Wooden stairs to the top floor. Exposed floorboards.

Shower Room

8' x 4'6 max (2.44m x 1.37m max)
Suite comprising corner shower enclosure with mains shower unit, vanity unit with inset wash hand basin and close coupled WC. Extractor fan. Downlighters. Partially tiled walls and tiled floor.

Bedroom 3

8'1 max and 8' (2.46m max and 2.44m)
Timber framed sash window to the front. Radiator. Feature fireplace. Alcove with fitted shelves. Exposed floorboards.

Bedroom 2

11'7 x 11'2 (3.53m x 3.40m)
Timber framed sash window overlooking the rear garden. Two built-in wardrobe cupboards. Radiator. Exposed floorboards.

Bedroom 1 (top floor)

14'7 max x 12'10 max (4.45m max x 3.91m max)
Dormer timber framed window with views along St Peters Road and timber framed sash window to the side. Two doors with access to eaves storage and an additional purpose built storage space with sloping ceiling, double power point and access via two sets of double doors. Two radiators. Downlighters and ceiling light over stairs.

Rear Garden

Cottage style garden with low maintenance shingle area and small lawn. Established planting including rose bushes. Timber shed. Exterior tap and lights. Water butt. Pedestrian gate to parking area for one car.

One Parking Space

Located at the end of the garden and accessed via St Peters Road.

Tenure

This property is Freehold.

Council Tax Band

Band B : £1,791.42 2025/26
We suggest that interested parties make their own investigations

Agent's Note

We understand from the vendor that the cellar has been tanked. We also understand that woodworm protection works have been carried out and are still in warranty (solicitors to confirm at the time of a transaction).

Location & Amenities

Whitstable mainline railway station (0.5 miles on foot (approx 10-11 mins)) provides fast and frequent links to Ramsgate in one direction, London St Pancras & London Victoria in the other.

Frequent bus services to local towns are available in nearby Harbour Street (0.1 miles/176 yards/161 meters).

Whitstable offers a diverse range of amenities including water sports facilities, a thriving arts culture, independent retailers and eateries.

Motorway links can be accessed via the A299 (approx 1.9 miles)

The nearest ferry port is Dover.

