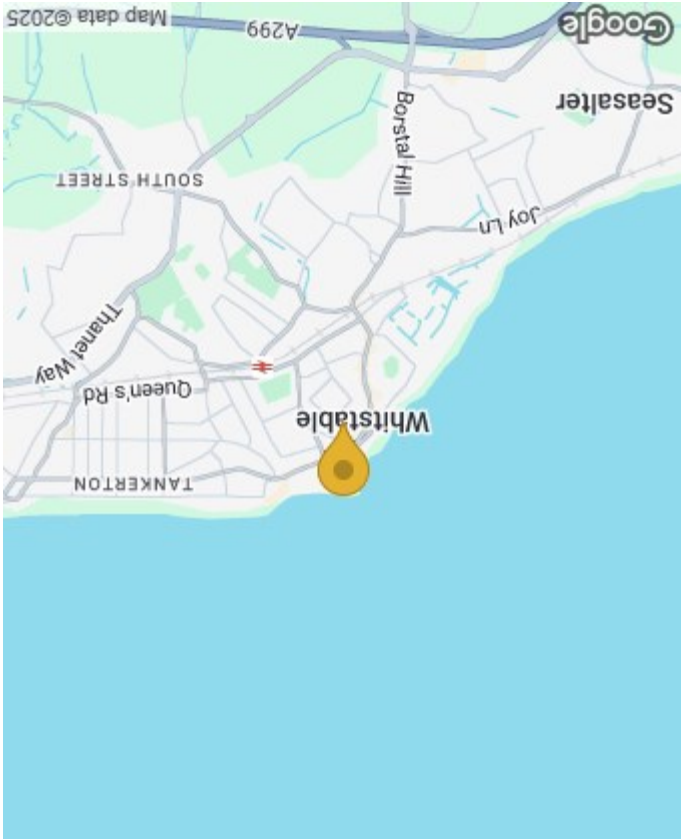
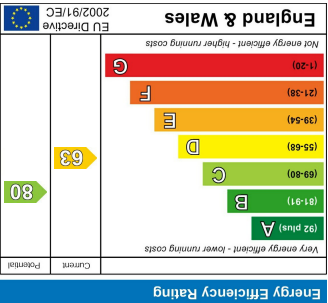
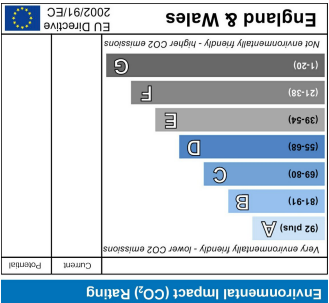


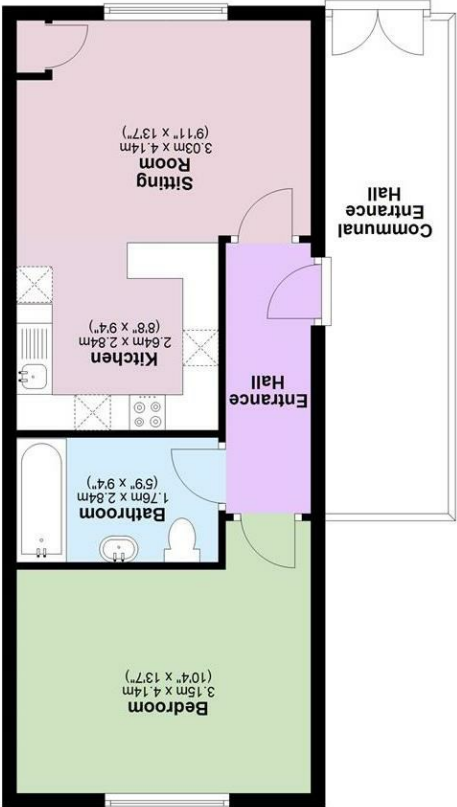


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk



Total area: approx. 45.0 sq. metres (483.9 sq. feet)



Upper Ground Floor  
Approx. 45.0 sq. metres (483.9 sq. feet)



Flat D The Old Halls Albert Street  
Whitstable, CT5 1HS



Working for you and with you



Flat D The Old Halls Albert Street  
Whitstable, CT5 1HS

The Old Halls was originally thought to be a Methodist Chapel from 1864, Grade II Listed in 1975, and subsequently converted to residential dwellings in circa 1999.

Situated in the conservation area, in the very heart of Whitstable, a flourishing and fashionable coastal town, this apartment is within minutes of a selection of amenities; the delightful seafront and vibrant high street with its array of trendy independent retailers including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

The comfortable accommodation comprises a good size entrance hall, sufficiently spacious to accommodate storage options, an open plan living area to the front, large bedroom and bathroom with white suite.

Benefitting from a share of the freehold, a 150-year lease from 2020 and a chain free sale, this first floor apartment forms part of a well-maintained building comprising only 6 apartments.

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

£210,000



Communal Entrance Hall

Double doors to the communal hallway. Utility cupboard. Double power point. Ceiling light. Emergency lighting and smoke detector. Stairs to the first floor.

Entrance Hall

Solid entrance door. Radiator. Entry phone system.

Open Plan Living

Kitchen

9'4 x 8'8 (2.84m x 2.64m)  
Kitchen area: Range of matching wall, base and drawer units. Worktop and breakfast bar. Stainless steel sink unit with mixer tap. Gas hob with stainless steel extractor hood above and electric oven below. Space and plumbing for washing machine. Space for fridge/freezer. Partially tiled walls. Spot lights. Wood flooring.

Sitting Room

13'7 x 9'11 (4.14m x 3.02m)  
Window to the front. Radiator. Cupboard housing combination gas boiler with storage cupboard above. Television point. Wood flooring.

Bedroom 1

13'7 x 10'4 (4.14m x 3.15m)  
Window to the rear overlooking the garden. Radiator.

Bathroom

9'4 x 5'9 (2.84m x 1.75m)  
Suite comprising bath with mixer tap, hand held shower attachment, tiled surround and glass screen, pedestal wash hand basin with splash back tiling and close coupled WC. Shaver socket. Heated towel rail. Wood flooring.

Tenure

This property is Leasehold

Lease length: 150 years from the 2nd January 2020

Ground Rent: Peppercorn

Service Charge: £50 per month

Buildings Insurance: Most recent annual contribution £285 (September). We understand the Residents' Association apportions the cost fairly according to size of flat and whether they have a garden.

Your legal representative will confirm the above at the time of a sale transaction.

Useful Information

We understand there is a Residents' Association.

Please be aware this property is situated in a Conservation area.

Council Tax

Band A: £1,535.50 2025/26  
We suggest interested parties make their own investigations.

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Amenities

Whitstable mainline railway station (0.5 miles on foot (approx 10 mins)) provides fast and frequent links to both London St Pancras & London Victoria.

Frequent bus services to local towns are available in Harbour Street (130 yards/119 metres).

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

The A299 is easily accessible providing access to the A2/M2.

