

# KE



41 Regent Street, Whitstable, CT5 1JF

£319,950

- Three Bed Mid Terrace House
- Central Location Close to Whitstable Town and Sea Front
- Scope And Potential To Improve and Extend
- Period Home
- NO ONWARD CHAIN



## 41 Regent Street, Whitstable CT5 1JF

This three-bedroom mid-terrace house, nestled in the heart of Whitstable on the charming Regent Street. Perfectly positioned, this property is less than 100 yards from the vibrant Harbour Street, offering easy access to the town's array of boutique shops, cafes, and the picturesque waterfront. This property is in need of full refurbishment, providing a blank canvas for those looking to create their dream home or a lucrative investment project. The ground floor comprises a living room, dining room, kitchen, and a downstairs bathroom. On the first floor, you'll find three double bedrooms, one with fitted shower. Externally, the house benefits from an large enclosed rear garden, offering considerable scope for an extension (subject to obtaining all necessary consent and approvals). This is a rare chance to acquire a property in such a sought-after location with the potential to add significant value. Don't miss out on this unique opportunity to put your own stamp on a property with NO ONWARD CHAIN.



Council Tax Band: B



**GROUND FLOOR**

**Lounge/Diner**  
23'2 x 11'3 (7.07m x 3.43m)

**Kitchen**  
11'2 x 7'7 (3.41m x 2.31m)

**Bathroom**

**FIRST FLOOR**

**Landing**

**Bedroom One**  
16'9 x 7'6 (5.11m x 2.29m)

**Bedroom Two**  
12'10 x 8'5 (3.91m x 2.57m)

**Bedroom Three**  
11'8 x 9'10 (3.56m x 3.00m)

**OUTSIDE**

**Rear Garden**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 