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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

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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 a 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

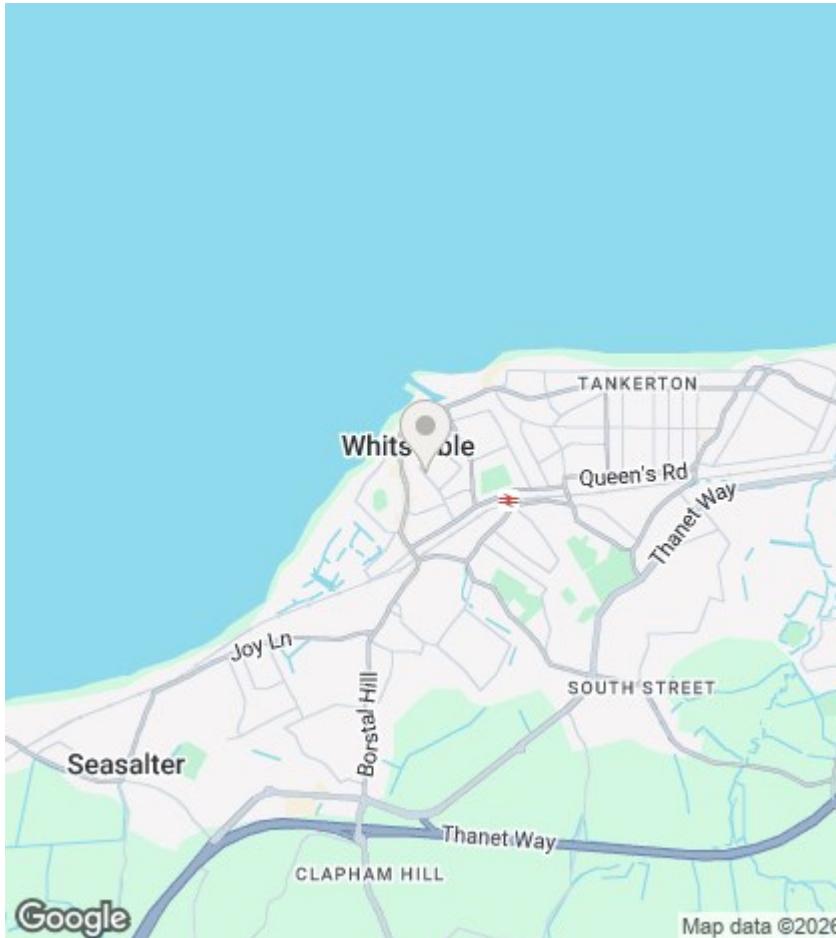
12'10 x 8'5 (3.91m x 2.57m)

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