

CHRISTOPHER HODGSON



Whitstable

£399,950 Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

*51 Albert Street, Whitstable, Kent, CT5 1HS*

A charming Victorian end-of-terrace house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour, and Whitstable station (0.5 miles).

The spacious and beautifully presented accommodation is flooded with natural light and is arranged to provide a sitting room open-plan to a dining room with a

wood-burning stove, a contemporary kitchen, and a smartly fitted shower room. To the first floor, there are three double bedrooms.

The courtyard garden extends to 25ft (7.6m) and has been designed for ease of maintenance. No onward chain.



## LOCATION

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

- Entrance Hall
- Kitchen 10'2" x 6'9" (3.12m x 2.06m)
- Living/Dining Room 21'9" x 12'2" (6.63m x 3.71m)

- Shower Room

### FIRST FLOOR

- Bedroom 1 11'3" x 10'5" (3.43m x 3.20m)
- Bedroom 2 10'0" x 9'3" (3.07m x 2.84m)
- Bedroom 3 10'5" x 7'4" (3.18m x 2.24m)

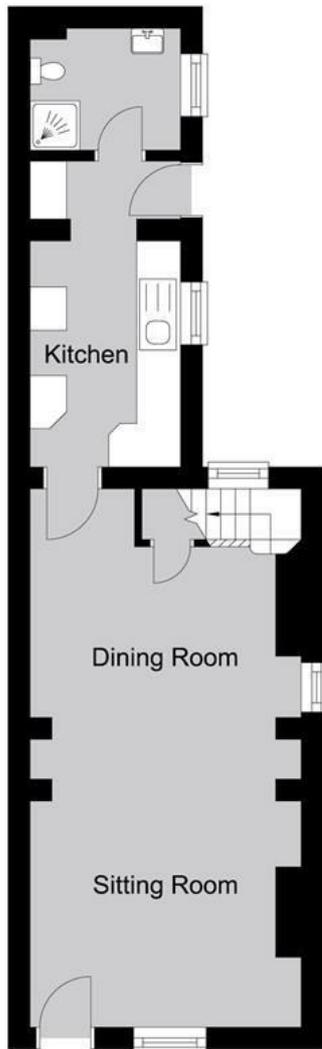
### OUTSIDE

- Garden 25' x 11'7" (7.62m x 3.53m)



## Ground Floor

Main area: approx. 41.7 sq. metres (448.8 sq. feet)



## First Floor

Main area: approx. 36.3 sq. metres (390.7 sq. feet)



**Total area: Approx. 78.0 sq. metres (839.5 sq. feet)**

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

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Lowest rating)	A+		
Very Energy Efficient	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Needs Improvement	E		
Needs Improvement	F		
Needs Improvement	G		
Very Energy Inefficient (Highest rating)			
Energy Efficiency Rating: <b>B</b>		82	57
England & Wales		01 December 2020/2021	

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