

CHRISTOPHER HODGSON



Whitstable
£400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

10 Albert Street, Whitstable, Kent, CT5 1HP

A beautifully presented Victorian terraced house situated in the heart of Whitstable's desirable Conservation Area, conveniently positioned just moments from Harbour Street's independent boutiques, popular cafés and restaurants, the beach, working harbour and Whitstable railway station, which is approximately half a mile distant.

The bright and spacious accommodation is arranged on the ground floor to provide a living/dining room with a wood-burning stove and opening to a smartly fitted kitchen, and a cloakroom. To the first floor are two double bedrooms, and a bathroom. The property also benefits from underfloor heating to the kitchen and bathroom.

Planning permission has been granted (subject to conditions) under reference CA/26/00231 for a single-storey rear extension and dormers to the front and rear elevations, creating an additional double bedroom and enhancing the already well-proportioned accommodation.

The rear garden has been designed for ease of maintenance, enjoys a southerly aspect, incorporates a garden shed, and benefits from pedestrian access to the rear via Bexley Street. The property is offered for sale with 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 cafe 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

- Living/Dining Room 23'4" x 10'9" (7.10m x 3.27m)
- Kitchen 14'8" x 6'0" (4.48m x 1.82m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 10'9" x 10'1" (3.28m x 3.07m)
- Bedroom 2 12'11" x 7'10" (3.93m x 2.40m)
- Bathroom

OUTSIDE

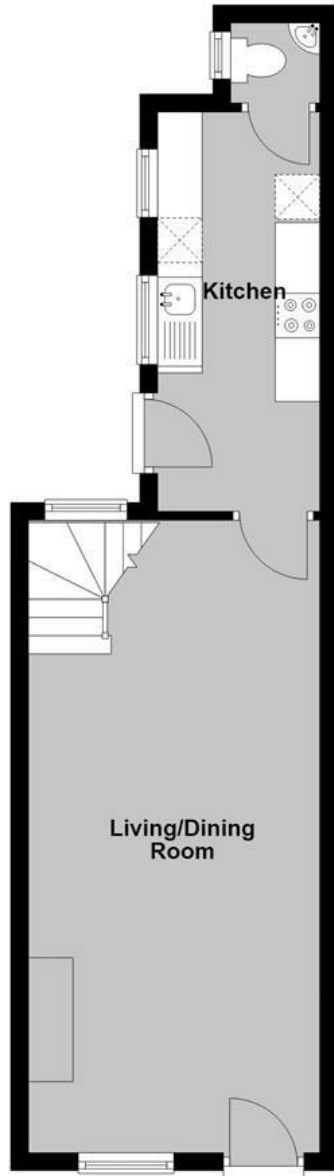
- Garden 26' x 10'7" (7.92m x 3.23m)





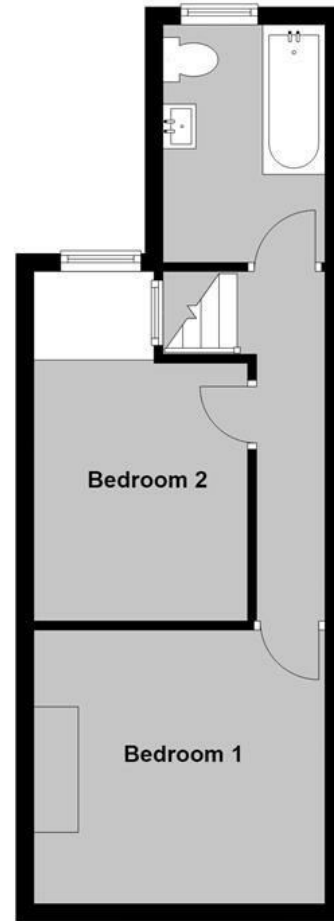
Ground Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



Total area: approx. 60.8 sq. metres (654.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient	G		
England & Wales		67	80

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