

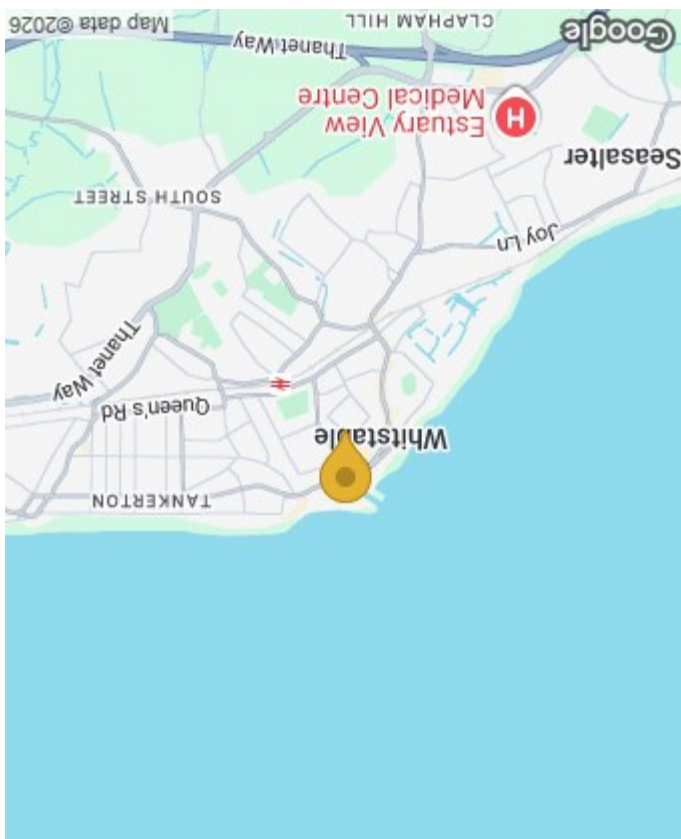


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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs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

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Environmentally friendly - lower CO2 emissions	B (81-91)
Decent environmental friendliness - lower CO2 emissions	C (69-80)
Decent environmental friendliness - higher CO2 emissions	D (55-68)
Not environmentally friendly - higher CO2 emissions	E (39-54)
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98 Albert Street  
Whitstable, CT5 1HT



Working for you and with you

**98 Albert Street  
Whitstable, CT5 1HT**

FABULOUS HEART OF WHITSTABLE LOCATION - situated on the sunny side of the street this traditional and highly desirable terrace cottage is within minutes of the picturesque seafront and vibrant town centre.

With exposed floorboards and attractive presentation throughout, this home embraces modern day living meeting the desire for a social and practical space with an open plan lounge and dining room. A practical kitchen and crisp white bathroom complete the ground floor with three bedrooms on the first floor.

A Southerly facing rear garden ensures this home embraces the best of both worlds; a secluded and private setting providing a tranquil haven to enjoy a sunny day away from the hustle and bustle, yet within minutes of the beach.

Whitstable is a flourishing and fashionable coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes add to the appeal of living by the sea.

A superb opportunity to enjoy coastal living in a thriving seaside town.

**£375,000**



**Lounge/Diner**

24'5 x 11'2 (7.44m x 3.40m)

**Kitchen**

12'1 max x 6'9 (3.68m max x 2.06m)

**Lobby**

4'2 x 3'2 (1.27m x 0.97m)

**Bathroom**

6'10 x 4'5 (2.08m x 1.35m)

**Landing**

**Bedroom 1**

13'4 x 11'6 (4.06m x 3.51m)

**Bedroom 2**

10'10 max x 8'5 max (3.30m max x 2.57m max )

**Bedroom 3**

8'7 x 6'10 (2.62m x 2.08m)

**Rear Garden**

**Tenure**

This property is Freehold.

**Council Tax Band**

Band B - £1865.10 2026/27

(May we respectfully suggest that interested parties make their own investigations)

**Floorplans & Dimensions**

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.

**Adaptations**

There are no adaptations to this property.

**Location & Lifestyle Amenities**

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

Whitstable has a good mix of GP services with Estuary View Medical Centre also providing urgent care and in-house minor operations and procedures.

The mainline railway station (0.4 miles on foot - approx 8/10 minutes or 0.6 miles by car) provides fast and frequent links to both London St Pancras & London Victoria.

Frequent bus services to local towns (322 metres - approximately a 3/4 minute walk) are available in Harbour Street.

Motorway links can be accessed via the A299 Thanet Way (approx 1.8 miles).

