

CHRISTOPHER HODGSON



Whitstable

£425,000 Freehold



Whitstable

38 Albert Street, Whitstable, Kent, CT5 1HS

A beautifully presented Victorian terraced 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, which is half a mile distant.

The property is currently run as a successful holiday let business with high occupancy rates. With a following of many repeat guests, this fantastic house would make a perfect investment opportunity and holiday home.

The accommodation is arranged to provide a bright and spacious living room / dining area with herringbone flooring and opening to a smartly fitted kitchen, two double bedrooms, a dressing room / study and two stylish bathrooms, including an en-suite bathroom and a ground floor shower room.

The South West facing rear garden extends to 26ft (8m) and incorporates a decked seating area and provides pedestrian access to the rear. 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 Room / Dining Area 23'5" x 11'0" (7.14m x 3.35m)
- Kitchen 11'2" x 5'11" (3.40m x 1.80m)
- Shower Room

FIRST FLOOR

- Bedroom 1 10'3" x 8'3" (3.12m x 2.51m)
- Dressing Room/Study 8'1 x 6' (2.46m x 1.83m)
- En-Suite Bathroom
- Bedroom 2 9'11" x 9'8" (3.02m x 2.95m)

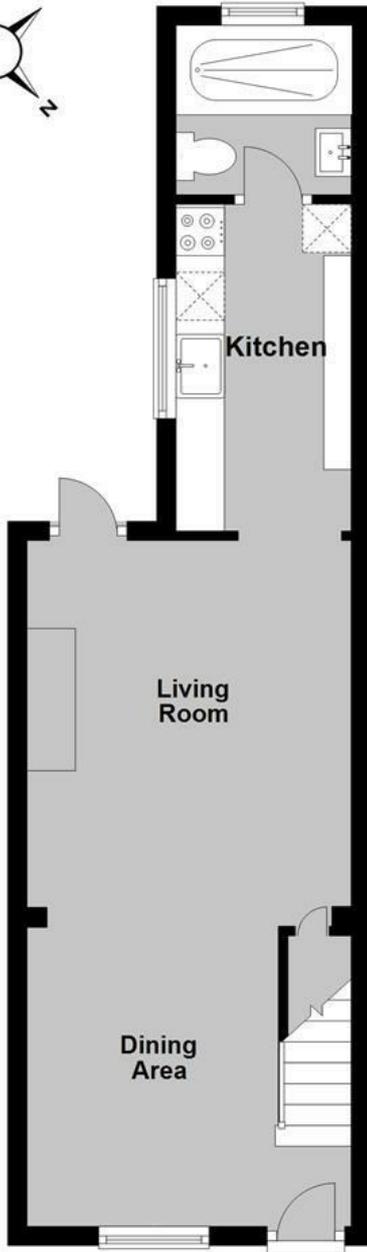
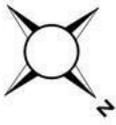
OUTSIDE

- Garden 26' x 12' (7.92m x 3.66m)



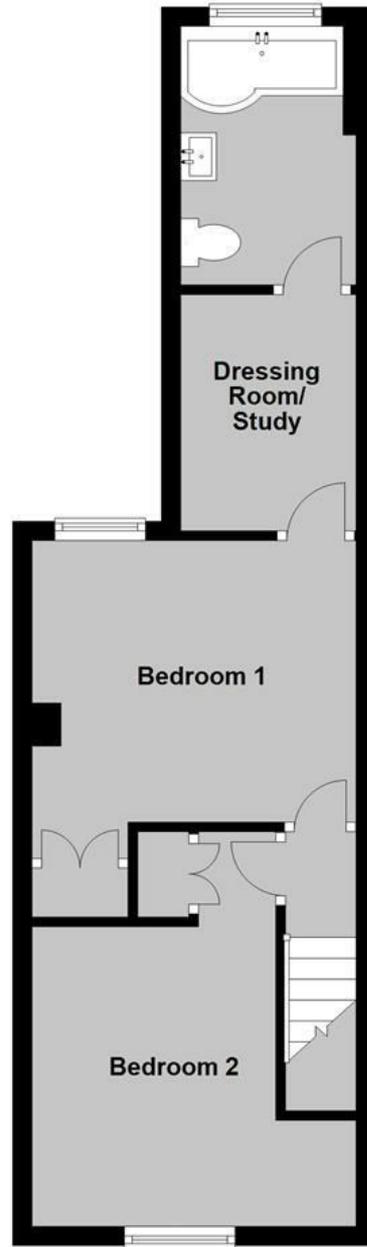
Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

Council Tax Band TBC

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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|---------|
| Very Energy Efficient (Green rating zone) | A | | |
| Energy Efficient (Light Green rating zone) | B | | |
| Decent (Yellow rating zone) | C | | |
| Needs Improvement (Orange rating zone) | D | | |
| Needs Improvement (Red rating zone) | E | | |
| Very Poor (Dark Red rating zone) | F | | |
| Very Poor (Darkest Red rating zone) | G | | |
| Energy Efficiency Rating | | 64 | 83 |
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| England & Wales | | 83 | 2016/17 |

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