

# CHRISTOPHER HODGSON



**Whitstable**

**£450,000** Freehold



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# Whitstable

## *34 Sydenham Street, Whitstable, Kent, CT5 1HN*

A spacious Victorian terraced house enviably positioned within the heart of Whitstable's desirable conservation area, moments from Harbour Street with its boutique shops and highly regarded eateries, the beach, working harbour and Whitstable station (0.4 miles).

The beautifully presented accommodation is arranged on the ground floor to provide a contemporary open-plan living space flooded with natural light and comprising a living room with wood burning stove, a stylish modern

kitchen, and a cloakroom. The first floor comprises a double bedroom and a bathroom, and a further double bedroom is located on the second floor.

Outside, the private and secluded South facing rear garden extends to 28ft (9m) and has been paved for ease of maintenance. No onward chain.



### LOCATION

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

- Open-Plan Living Room 25'1" x 12'1" (7.65m x 3.68m)
- Kitchen 12'11" x 6'7" (3.94m x 2.01m)

- Cloakroom 6'7" x 3'1" (2.01m x 0.94m)

#### FIRST FLOOR

- Bedroom 1 12'6" x 11'0" (3.81m x 3.35m)
- Bathroom 12'5" x 10'7" (3.78m x 3.23m)

#### SECOND FLOOR

- Bedroom 2 16'3" x 12'6" (4.95m x 3.81m)

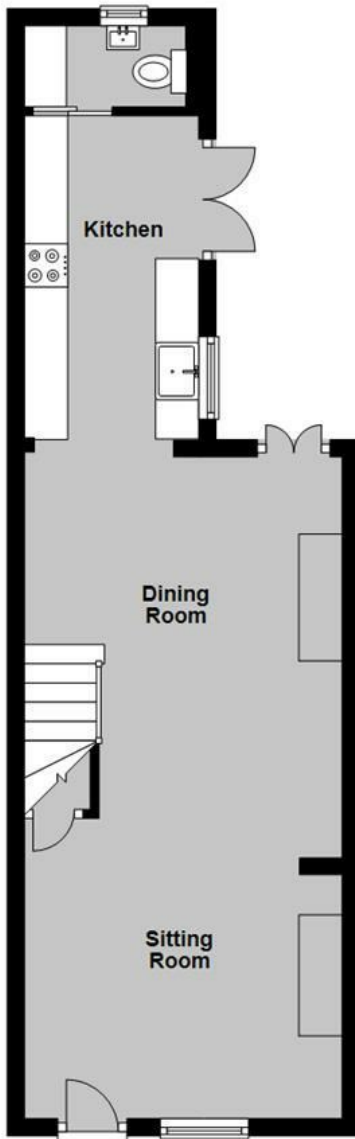
#### OUTSIDE

- Garden 28'2" x 12'9" (8.59m x 3.89m)



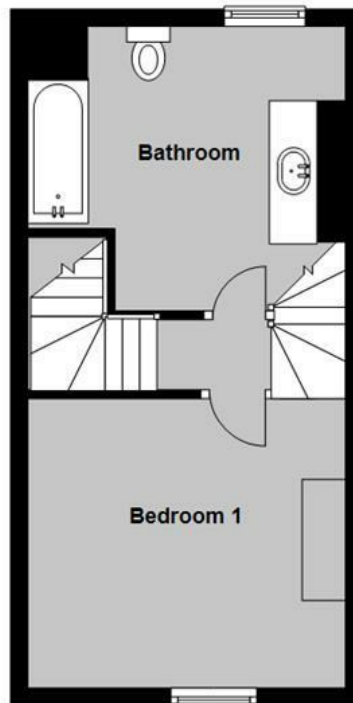
## Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



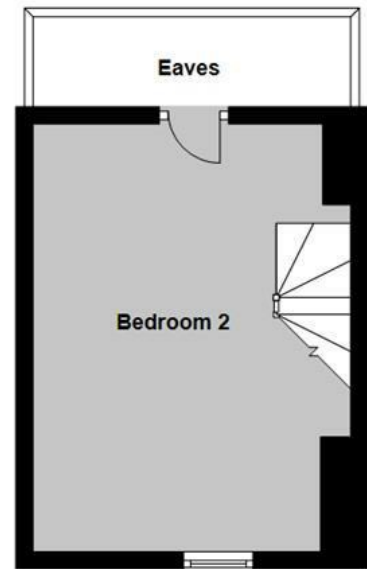
## First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



## Second Floor

Approx. 18.8 sq. metres (202.8 sq. feet)



Total area: approx. 90.6 sq. metres (975.7 sq. feet)

### Council Tax Band to be confirmed.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C		77
70-75 Energy efficient Green rating scale	D		
60-65 Energy efficient Green rating scale	E		60
50-55 Energy efficient Green rating scale	F		
45-50 Energy efficient Green rating scale	G		

England & Wales  
EPC Director  
2020/01/01

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