CHRISTOPHER HODGSON

Whitstable

£585,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

94 Harbour Street, Whitstable, Kent, CT5 1AD

An exceptionally spacious Victorian town house ideally situated on Whitstable's prized Harbour Street, in the heart of the conservation area and abundant with independent shops and highly regarded restaurants, moments from the beach and a short stroll to Whitstable station (0.6 miles).

The generous and beautifully presented accommodation is set over three floors with the ground floor arranged to provide an entrance hall, sitting room with an angled bay window and wood-burning stove, dining room, contemporary fitted kitchen/breakfast room and a cloakroom.
The first floor comprises two double bedrooms, and two stylish bathrooms, including an en-suite shower room to the second bedroom. To the second floor are two further bedrooms.

To the rear of the property, there is a delightful South Easterly facing courtyard garden with rear access to Fountain Street. No onward chain.

LOCATION
Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Sitting Room 12'2" x 11'6" (3.70m x 3.50m)

• Dining Room 12'2" x 9'10" (3.72m x 3.00m)

• Kitchen / Breakfast Room 20'0" x 9'0" (6.10m x 2.74m)

• Cloakroom

FIRST FLOOR

• Bedroom 1 15'3" x 12'2" (4.65m x 3.71m)

• Bedroom 2 18'6" x 9'0" (5.65m x 2.74m)

• En-Suite Shower Room

• Bathroom 12'2" x 9'9" (3.72m x 2.98m)

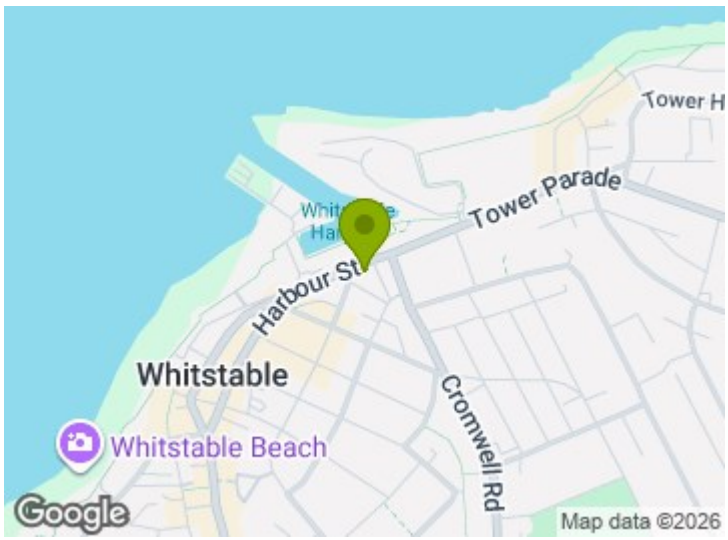
SECOND FLOOR

• Bedroom 3 13'0" x 11'1" (3.96m x 3.38m)

• Bedroom 4 12'3" x 7'6" (3.74m x 2.29m)

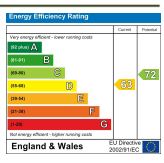
OUTSIDE

• Courtyard Garden 17' x 16' (5.18m x 4.88m)


Tower H
Tower Parade
Harbour St
Whitstable
Whitstable Beach
Cromwell Rd
Google
Map data ©2026

Total area: approx. 132.3 sq. metres (1423.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.



Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK