Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£450,000 Freehold

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Whitstable

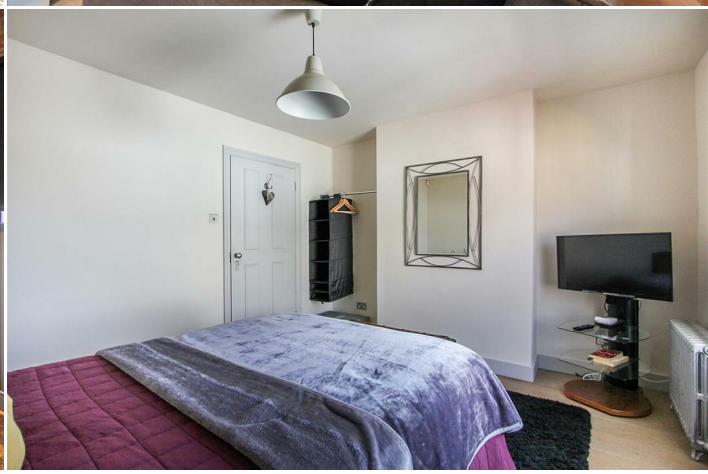
34 Sydenham Street, Whitstable, Kent, CT5 1HN

VIDEO TOUR AVAILABLE

A superb Victorian end of terrace 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 has undergone a programme of refurbishment by the current owners to provide beautifully presented, contemporary open-plan living accommodation flooded with natural light and comprising a living room with wood burning stove, a stylish modern kitchen, ground floor cloakroom, two double bedrooms and a luxurious bathroom.

The 28ft (9m) South facing rear garden has been smartly landscaped and provides pedestrian access to the rear. 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 are:

- **Open-Plan Living Room**
  25'1" x 12'1" (7.65m x 3.68m)
  at maximum points.
- **Kitchen**
  12'11" x 6'7" (3.94m x 2.01m)
  at maximum points.
- **Cloakroom**
  6'7" x 3'1" (2.01m x 0.94m)
- **Bedroom 1**
  12'6" x 11'0" (3.81m x 3.35m)
  at maximum points.
- **Bedroom 2**
  16'3" x 12'6" (4.95m x 3.81m)
  at maximum points.

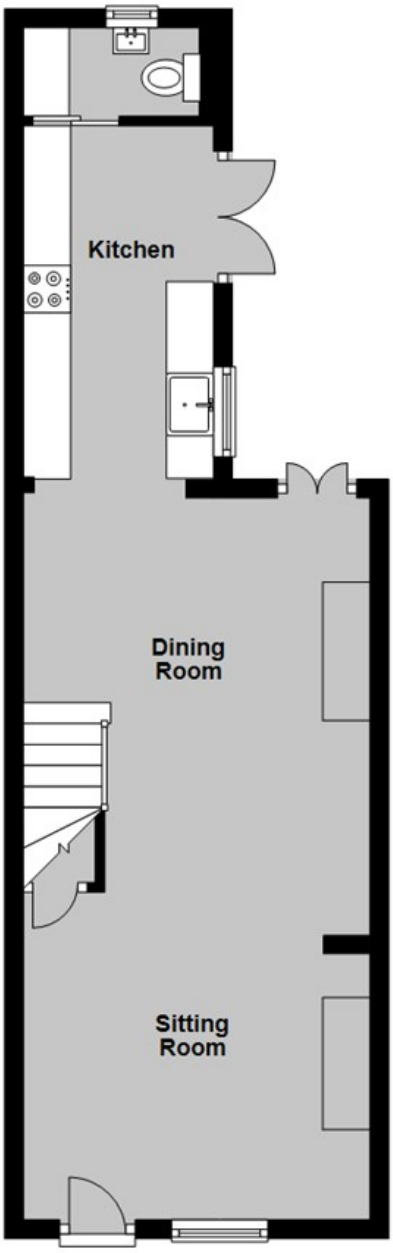
• **Bathroom**
12'5" x 10'7" (3.78m x 3.23m)
at maximum points

• **Rear Garden**
28'2" x 12'9" (8.6 x 3.9)
at maximum points.

Video Tour
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

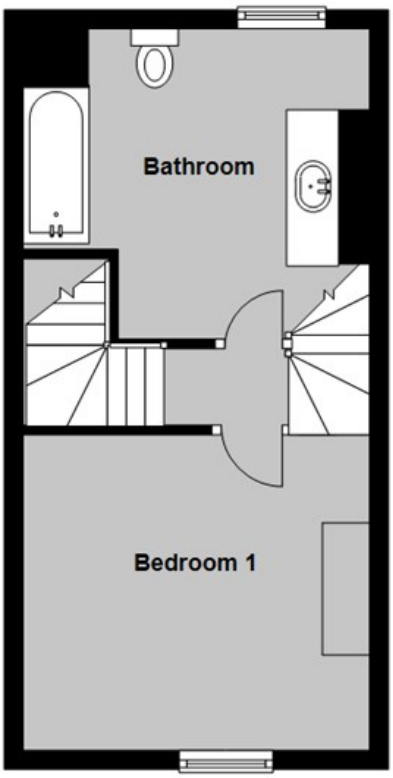
Ground Floor

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



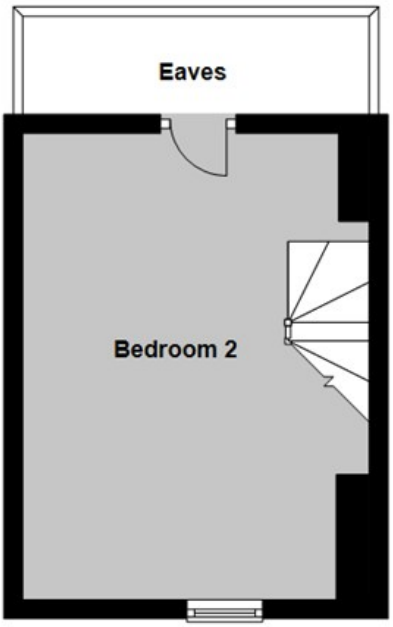
First Floor

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



Second Floor

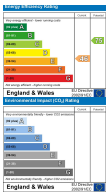
Approx. 18.8 sq. metres (202.8 sq. feet)



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

Council Tax Band . TBC

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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