CHRISTOPHER HODGSON

Whitstable

£365,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

28 Albert Street, Whitstable, Kent, CT5 1HS

A charming 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 less than half a mile distant.

The smartly presented accommodation is arranged on the ground floor to provide an entrance porch, a sitting room open-plan to a dining room divided by a central staircase, and a kitchen overlooking the garden. To the first floor there are double bedrooms and a large family bedroom. The principal bedroom also benefits from access to a loft room.

The South facing garden has been designed for ease of maintenance, and extends to 23ft (7m).

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

- Entrance Porch
- Sitting Room 11' x 10'2" (3.35m x 3.10m)
- Dining Room 12'9" x 11' (3.89m x 3.35m)
- Kitchen 15'2" x 6'2" (4.62m x 1.88m)

FIRST FLOOR

- Bedroom 1 11' x 10'2" (3.35m x 3.10m)
- Bedroom 2 10' x 8'3" (3.05m x 2.51m)
- Bathroom 15'2" x 6'2" (4.62m x 1.88m)

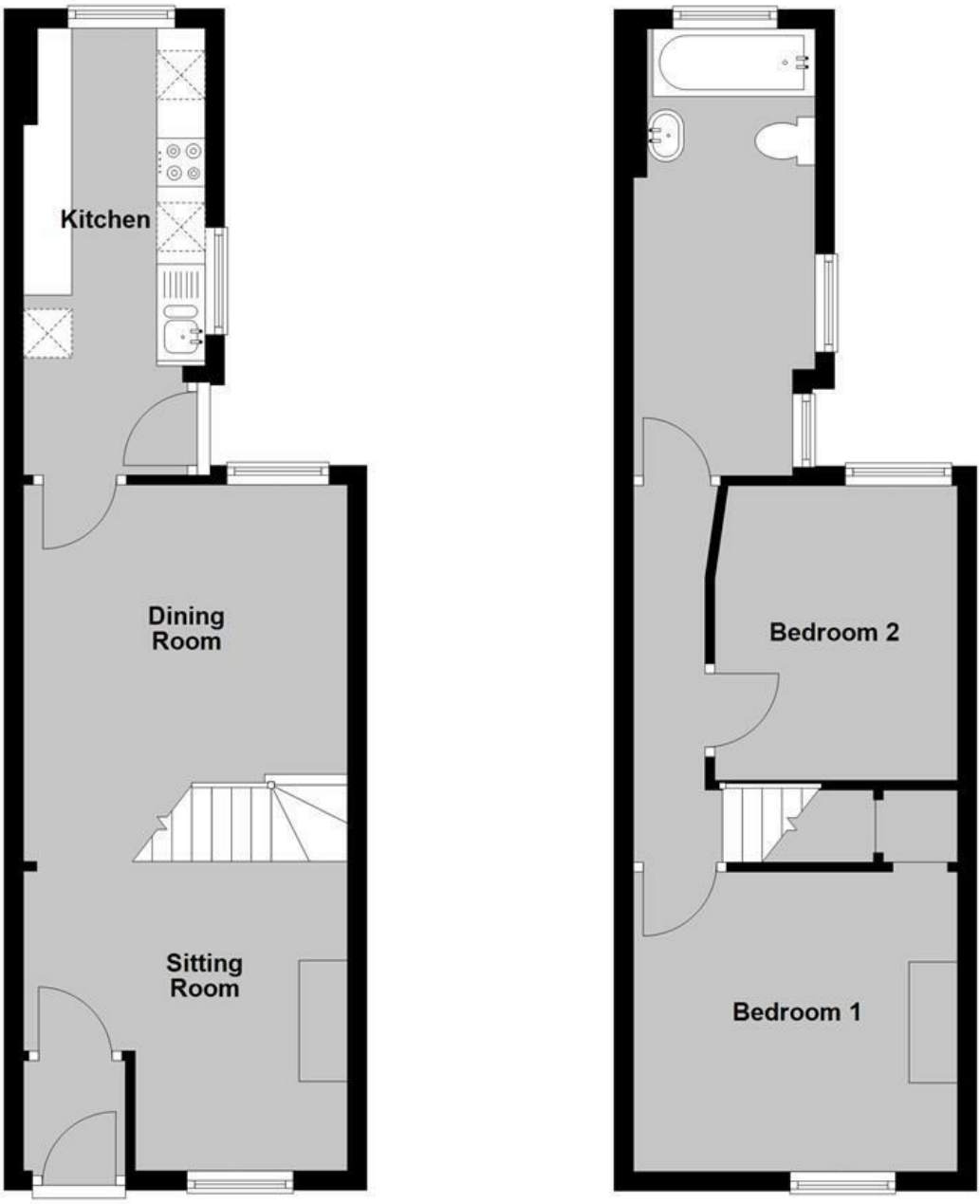
OUTSIDE

- Garden 23' x 10' (7.01m x 3.05m)

Harbour Market
Whitstable
Harbour St
Whitstable
Cromwell Rd
Diamond Rd
Whitstable Beach
Island Wall
High St
Acton Rd
Westmeads
Recreation
Ground
Whitstable
Google
Map data ©2024

Ground Floor
Approx. 32.4 sq. metres (348.4 sq. feet)

First Floor
Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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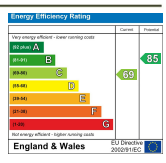

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