

CHRISTOPHER HODGSON



**Whitstable**  
**£430,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## 58 Albert Street, Whitstable, Kent, CT5 1HS

A wonderful three bedroom, three storey fisherman's cottage located in the heart of Whitstable's desirable conservation area. Set just off Harbour Street with its array of independently run restaurants, boutiques and cafes and only a short walk to the beachfront, this wonderful home is perfect for those looking to be right in the middle of the town.

Well maintained by the current owners, this fantastic property benefits from an end of terrace position with a dropped curb providing off street parking to the rear of the garden, which for a property so central is hard to find. Still retaining many period features which all add to the charm and character and offered for sale chain free this is

definitely one not to be missed.

Once through the front door you enter into the first of two reception rooms. This cosy living area is centred around a pretty fireplace and has a large newly fitted double glazed box sash window which fills the room with light. The second reception area is currently used as a dining room and provides access to the garden. This bright and airy space has plenty of storage with two built in glazed cupboards and under stairs storage. The dining room leads through to the galley kitchen which is fitted with integrated appliances. The family bathroom is found to the end of the kitchen and houses a stylish three-piece bathroom suite with an overhead shower. No onward chain.



To the first floor there are two double bedrooms, both with beautiful exposed floor boards and pretty cast-iron fireplaces. The bedroom to the front of the property also has a newly fitted double-glazed box sash window. The third bedroom is found on the second floor and is another good sized double room with exposed floorboards and plenty of space.

The South facing rear garden is part paved and part lawn with a shed to the end. Double gates from St Peters Road provide access to a parking space on the grassed area.

### LOCATION

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular

infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

### ACCOMMODATION

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

#### GROUND FLOOR

- Sitting Room 11'11" x 11'1" (3.65m x 3.39m)
- Dining Room 11'11" x 10'7" (3.65m x 3.24m)
- Kitchen 8'8" x 6'9" (2.65m x 2.07m)
- Bathroom 7'5" x 6'3" (2.28m x 1.92m)

#### FIRST FLOOR

- Bedroom 1 11'11" x 11'1" (3.65m x 3.39m)
- Bedroom 2 11'11" x 10'9" (3.65m x 3.28m)

#### SECOND FLOOR

- Bedroom 3 11'11" x 11'9" (3.65m x 3.59m)

#### OUTSIDE

- Garden 24'6" x 12'7" (7.49m x 3.86m)



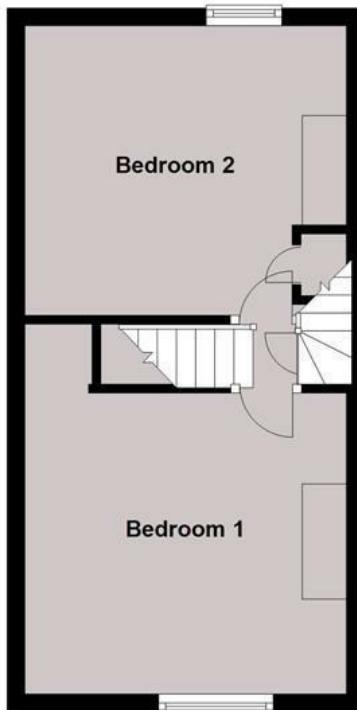
## Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



## First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



## Second Floor

Approx. 13.1 sq. metres (141.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.3 sq. feet)

### Council Tax Band TBC

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Energy Efficiency Rating		Current	Future
Very energy efficient - near zero energy	Code		
Excellent	A		
Good	B		
Satisfactory	C		
OK	D		
Unacceptable	E		
Poor	F		
Very poor	G		
Not energy efficient - higher running costs			
England & Wales		83	56
EC Directive 2002/91/EC			

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