Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£435,000 Freehold

...for Coastal, Country & City living.

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Whitstable

106 Sydenham Street, Whitstable, Kent, CT5 1HL

A spacious and beautifully presented period house in the heart of Whitstable's desirable conservation area, conveniently positioned a short walk from Harbour Street with its boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station (0.4 miles).

The accommodation is presented in smart contemporary style throughout and is arranged on the ground floor to comprise a covered entrance porch, a sitting room with open fireplace, dining room, smartly fitted kitchen and a double bedroom with en-suite shower room which has been created by extending to the rear. To the first floor there are a further two double bedrooms, one of which benefits from and a large bathroom with separate shower enclosure.

The rear garden enjoys a South Westerly aspect and is laid to patio for ease of maintenance, with pedestrian access from Stream Walk. 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.

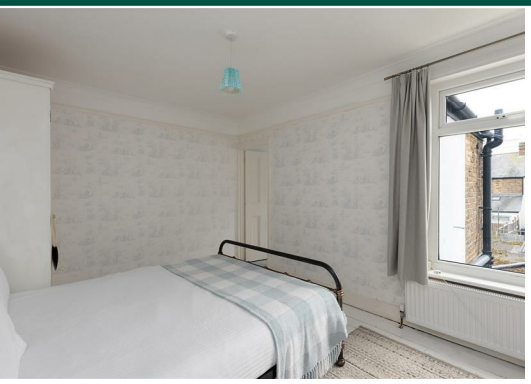
Accomodation

GROUND FLOOR

- **Sitting Room**
  13'2" x 10'0" (4.02m x 3.06m)
  at maximum points.

- **Dining Room**
  13'1" x 9'11" (4.01m x 3.03m)
  at maximum points.

- **Kitchen**
  9'5" x 8'10" (2.88m x 2.71m)
  at maximum points.



• **Bedroom 3**
10'6" x 7'7" (3.21m x 2.32m)
at maximum points.

• **En-Suite Shower Room**
8'7" x 3'8" (2.63m x 1.12m)
at maximum points.

FIRST FLOOR

• **Bedroom 1**
13'1" x 9'10" (4.01m x 3.01m)
at maximum points.

• **En-Suite Bathroom**
8'7" x 3'8" (2.63m x 1.12m)
at maximum points.

• **Bedroom 2**
13'5" x 10'0" (4.10m x 3.06m)
at maximum points.

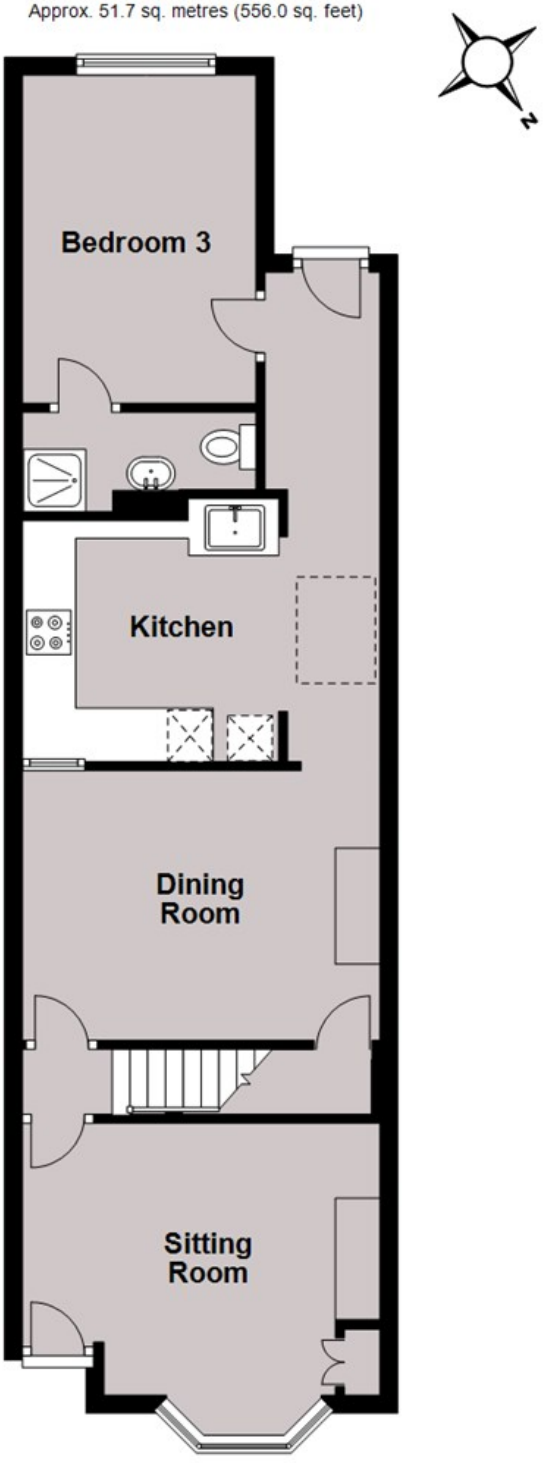
OUTSIDE

• **Garden**
27' x 13' (8.23m x 3.96m)
at maximum points.

Video Tour
Please view the video tour for this property, and contact us to discuss arranging a viewing.

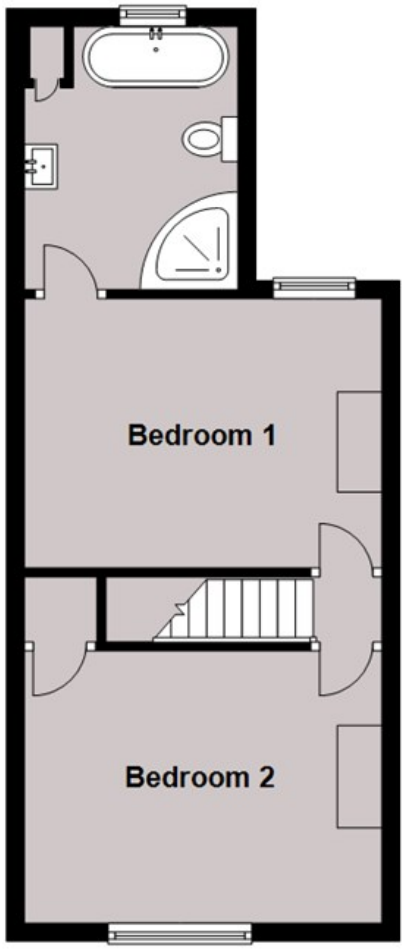
Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



First Floor

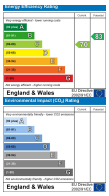
Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93

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



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