

CHRISTOPHER HODGSON



Whitstable
£285,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

81 Sydenham Street, Whitstable, Kent, CT5 1HL

A spacious Victorian terraced house enviably positioned within the heart of Whitstable's desirable conservation area, moments from Harbour Street with its boutique shops and highly regarded eateries, the beach, working harbour and Whitstable station (0.4 miles).

The property now requires a programme of refurbishment throughout and has considerable scope for extension and remodelling (subject to obtaining all necessary consent and approvals).

The comfortably proportioned accommodation is currently arranged on the ground floor to provide an open-plan sitting/dining room, a kitchen, and a utility area. To the first floor there are two double bedrooms and a bathroom.

The rear garden extends to 53ft (10.67m) and benefits from pedestrian access to the rear via 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.

ACCOMMODATION

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

GROUND FLOOR

- Living Room 23'3" x 11'5" (7.10m x 3.48m)
- Kitchen 9'9" x 6'9" (2.98m x 2.07m)

FIRST FLOOR

- Bedroom 1 11'5" x 10'0" (3.48m x 3.05m)
- Bedroom 2 11'5" x 10'1" (3.48m x 3.08m)
- Bathroom 9'7" x 6'9" (2.94m x 2.07m)

OUTSIDE

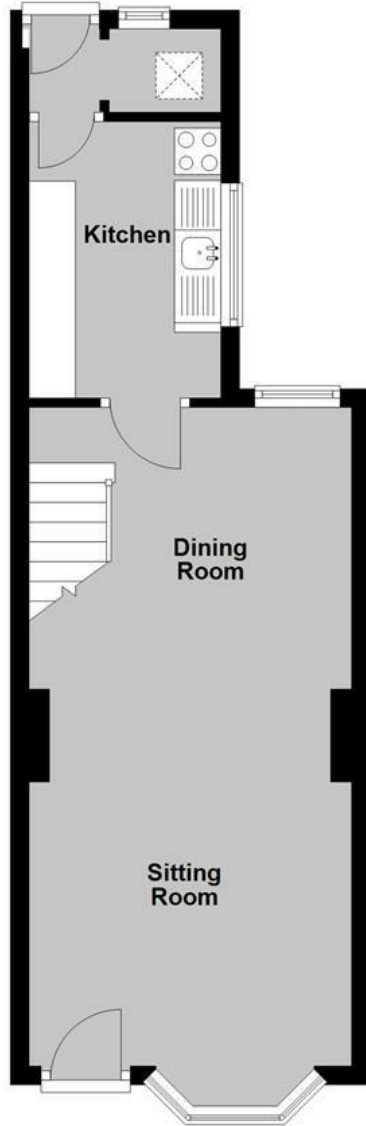
- Garden 35" x 12" (10.67m x 3.66m)





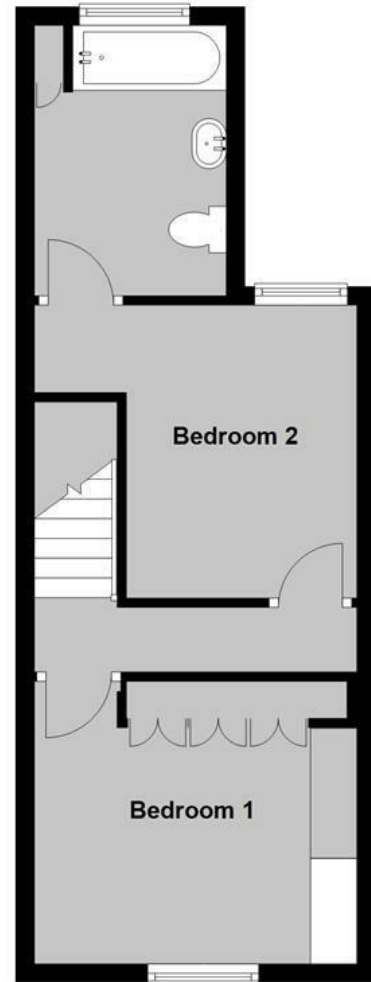
Ground Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 64.2 sq. metres (690.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Energy efficient - lower rating costs	Energy efficient - higher rating costs
Band A	Band G
Band B	Band H
Band C	Band I
Band D	Band J
Band E	Band K
Band F	Band L
Band G	Band M
Band H	Band N
Band I	Band O
Band J	Band P
Band K	Band Q
Band L	Band R
Band M	Band S
Band N	Band T
Band O	Band U
Band P	Band V
Band Q	Band W
Band R	Band X
Band S	Band Y
Band T	Band Z
Band U	Band AA
Band V	Band AB
Band W	Band AC
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Band BH	Band BN
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Band BJ	Band BP
Band BK	Band BQ
Band BL	Band BR
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Band BN	Band BT
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Band BP	Band BV
Band BQ	Band BW
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Band BX	Band CD
Band BY	Band CE
Band BZ	Band CF
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Band EB	Band EH
Band EC	Band EI
Band ED	Band EJ
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Band EG	Band EM
Band EH	Band EN
Band EI	Band EO
Band EJ	Band EP
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Band II	Band IO
Band IJ	Band IP
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Band NS	Band NY
Band NT	Band NZ
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Band NV	Band OB
Band NW	Band OC
Band NX	Band OD
Band NY	Band OE
Band NZ	Band OF
Band OA	Band OG
Band OB	Band OH
Band OC	Band OI
Band OD	Band OJ
Band OE	Band OK
Band OF	Band OL
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Band OI	Band OO
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Band OQ	Band OW
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Band OS	Band OY
Band OT	Band OZ
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Band PQ	Band PW
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Band PS	Band PY
Band PT	Band PZ
Band PU	Band QA
Band PV	Band QB
Band PW	Band QC
Band PX	Band QD
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Band QC	Band QI
Band QD	Band QJ
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Band QI	Band QO
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Band QK	Band QQ
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Band RW	Band SC
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Band SI	Band SO
Band SJ	Band SP
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Band SM	Band SS
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Band SP	Band SV
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Band TJ	Band TP
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Band TN	Band TT
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Band TS	Band TY
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Band TX	Band UD
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Band UB	Band UH
Band UC	Band UI
Band UD	Band UJ
Band UE	Band UK
Band UF	Band UL
Band UG	Band UM
Band UH	Band UN
Band UI	Band UO
Band UJ	Band UP
Band UK	Band UQ
Band UL	Band UR
Band UM	Band US
Band UN	Band UT
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Band VD	Band VJ
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