

CHRISTOPHER HODGSON



**Whitstable**  
**£265,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# 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

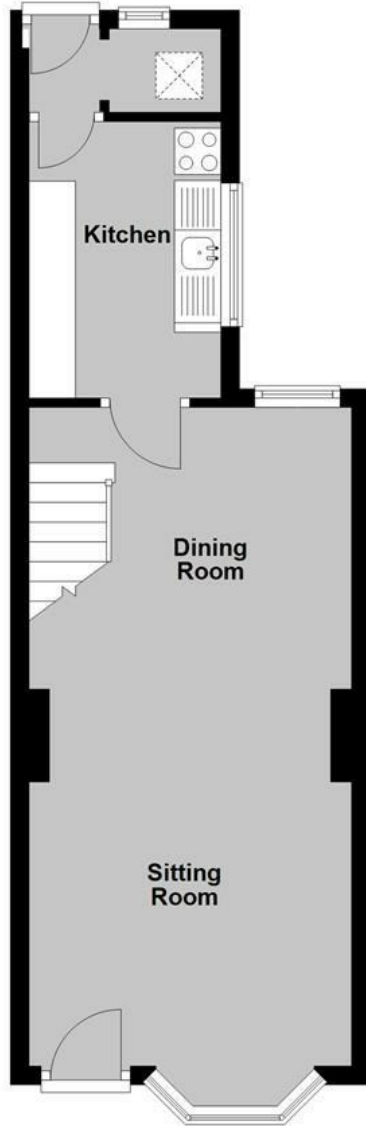
- Garden 35" x 12" (10.67m x 3.66m)





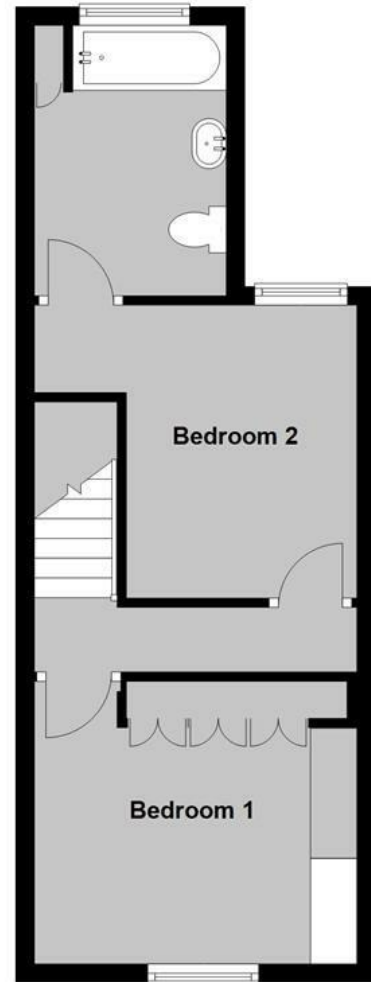
### Ground Floor

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 |
| Energy A                              | Energy G                               |
| Energy B                              | Energy F                               |
| Energy C                              | Energy E                               |
| Energy D                              | Energy D                               |
| Energy E                              | Energy C                               |
| Energy F                              | Energy B                               |
| Energy G                              | Energy A                               |
| England & Wales                       |                                        |
| EPC Rating: 78                        |                                        |

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