

CHRISTOPHER HODGSON



Whitstable
£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

77 Island Wall, Whitstable, Kent, CT5 1EL

An opportunity to acquire a significantly extended and beautifully presented period cottage, situated in an enviable position on Whitstable's highly prized Island Wall. The house is a pleasant stroll from the bustling High Street with its diverse range of shops, cafés, and restaurants, and Whitstable mainline railway station (0.7 miles).

The bright, spacious, and largely open-plan accommodation is arranged on the ground floor to provide a sitting room with an open fireplace, a living room with a wood-burning stove, and an opening to a contemporary kitchen/dining room with a pair of

casement doors that open to the garden. To the first floor, there are two double bedrooms and a well-appointed bathroom with a separate shower enclosure.

The delightful garden enjoys a South-Easterly aspect and extends to 61ft (18.59m), incorporating a patio area, a lawn with planted borders, and a summer house. No onward chain.



LOCATION

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides frequent services to London, (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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

- Sitting Room 11'10 x 11'4 (3.61m x 3.45m)
- Living Room 11'7 x 10'9 (3.53m x 3.28m)

- Kitchen/Dining Room 21'6" x 10'4" (6.55m x 3.15m)

FIRST FLOOR

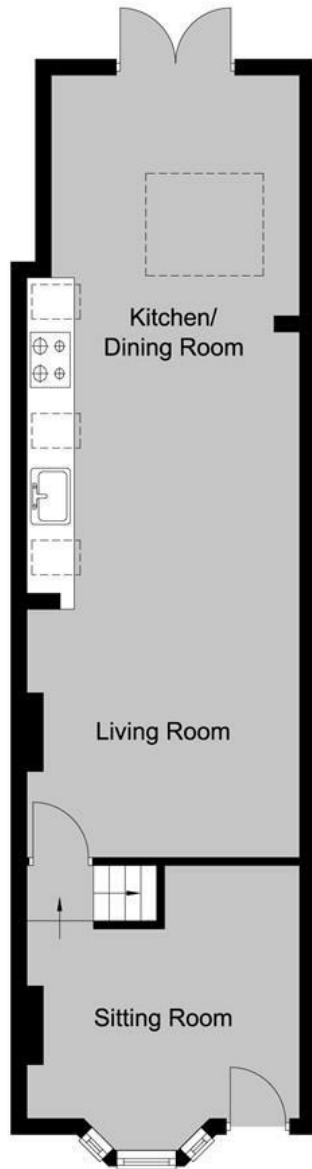
- Bedroom 1 11'8 x 10'0 (3.56m x 3.05m)
- Bedroom 2 11'1 x 8'10 (3.38m x 2.69m)
- Bathroom

OUTSIDE

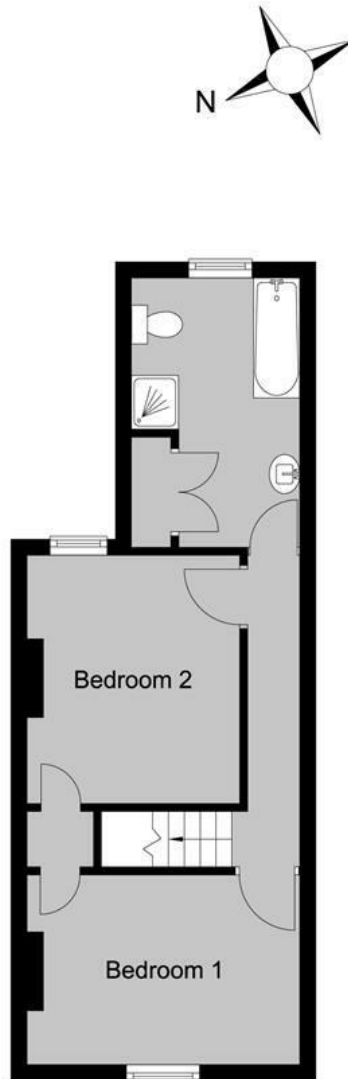
- Garden 61' x 13' (18.59m x 3.96m)



Ground Floor
Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: Approx. 81.0 sq. metres (871.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Very energy efficient	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient	H		
Very energy inefficient	I		
Energy Efficiency Rating		77	77
England & Wales		EPC Rating	

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