CHRISTOPHER HODGSON









Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

18 Sydenham Street, Whitstable, Kent, CT5 1HW

A superb Victorian house occupying a highly desirable position within Whitstable's conservation area, just moments from Harbour Street with its excellent range of independent shops, cafés and highly regarded restaurants, together with the seafront, working harbour and bustling town centre. Whitstable mainline railway station is approximately 0.5 miles distant.

The property has recently undergone a programme of refurbishment throughout and provides beautifully presented accommodation arranged over three floors.

The ground floor comprises an entrance hall and an impressive open-plan living room/kitchen, with a range of integrated appliances and casement doors opening to the garden.
To the first floor are two double bedrooms and a well-appointed bathroom, whilst the second floor is occupied by a further double bedroom with stylish en-suite shower room.

Outside, the south-facing rear garden has been designed for ease of maintenance and extends to approximately 43ft (13m). No onward chain.







LOCATION
Sydenham Street is a highly desirable central Whitstable location, situated within the town's conservation area and moments from Harbour Street, the bustling High Street, beach and working harbour. Whitstable offers an excellent range of independent shops, cafés and highly regarded restaurants, together with watersports and leisure facilities. Whitstable mainline railway station is approximately 0.5 miles distant and provides frequent services to London and the surrounding area. The A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Entrance Hall

• Living Room 25'0" x 12'10" (7.63m x 3.90m)

• Kitchen 16'11" x 7'1" (5.15m x 2.16m)

FIRST FLOOR

• Bedroom 2 12'10" x 10'11" (3.91m x 3.33m)

• Bedroom 3 10'11" x 6'11" (3.32m x 2.12m)

• Bathroom

SECOND FLOOR

• Bedroom 1 16'8" x 8'8" (5.07m x 2.64m)

• En-Suite Shower Room

OUTSIDE

• Garden 43' x 13' (13.11m x 3.96m)







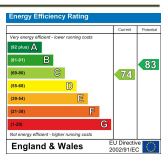



Whitstable Harbour
Tower Parade
Whitstable
Whitstable Beach
Island Wall
High St
Acton Rd
Cromwell Rd
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Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK