CHRISTOPHER HODGSON









Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

42 Sydenham Street, Whitstable, Kent, CT5 1HN

A wonderful three-bedroom Fisherman's cottage situated on Sydenham Street in the heart of Whitstable's desirable conservation area. This beautiful property is conveniently located close to both Whitstable's main high street with its array of independently run restaurants, cafes and boutiques as well as being a stone's throw from the sea front and a short walk to the train station.

Once through the front door you enter in to the front reception room which benefits from a wood burning stove and a lovely large box sash window. The second reception room is used as a dining room and has a set of large French doors leading out to the garden which fill the room with light.

The kitchen is fitted with modern grey gloss units and integrated appliances and beyond the kitchen is a great size modern bathroom fitted with a walk-in shower.

On the first floor, there are two good-sized double bedrooms and a further third double bedroom to the second floor.

The lovely low-maintenance rear garden is accessed via both French doors in the dining room and the back door in the kitchen lobby. Part gravel and part patio, this area is perfect for outdoor dining during the summer months. The garden is enclosed with a wooden fence, and a gate provides access to the rear alleyway. 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

• Sitting Room 12'4" x 10'9" (3.78m x 3.30m)

• Dining Room

• Kitchen

• Shower Room

FIRST FLOOR

• Bedroom 1 10'11" x 10'3" (3.35m x 3.14m)

• Bedroom 2 12'7" x 10'11" (3.86m x 3.35m)

SECOND FLOOR

• Bedroom 3 16'11" x 10'10" (5.18m x 3.32m)

OUTSIDE

• Garden 35'0" x 14'0" (10.67m x 4.27m)










Whitstable Harbour
Tower Parade
Harbour St
Whitstable
Whitstable Beach
Island Wall
High St
Acton Rd
Cromwell Rd
Google
Map data ©2026

Ground Floor
Main area: approx. 39.2 sq. metres (421.9 sq. feet)

First Floor
Main area: approx. 27.5 sq. metres (296.0 sq. feet)

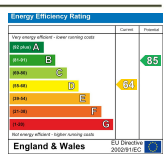
Second Floor
Main area: approx. 17.5 sq. metres (188.4 sq. feet)



Main area: Approx. 84.2 sq. metres (906.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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