CHRISTOPHER HODGSON









Whitstable

£399,950 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

10 Waterloo Road, Whitstable, Kent, CT5 1BP

A charming Grade II listed period cottage enviably positioned within the heart of the desirable conservation area, seconds from the beach, from where a pleasant stroll along the seafront will take you to Whitstable's famous working Harbour. The property is conveniently positioned close to the bustling town centre and Harbour Street with its fashionable restaurants and independent shops. Whitstable mainline station is nearby (0.6 miles).

The beautifully presented accommodation is arranged on the ground floor to provide an open plan sitting/dining room with doors opening to a secluded garden area, and a contemporary kitchen. The first floor comprises a double bedroom and a family bathroom, and a further double bedroom is located on the second floor.

The South facing courtyard garden has been smartly landscaped, extending to 14ft (4m) and is separated by a footpath with pedestrian access to Salt Marsh Lane. The further rear garden extends to 20ft (6m) and benefits from a summer house. No onward chain.







LOCATION
Waterloo Road is one of the most desirable locations in Whitstable, just off Island Wall and forming one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a short and pleasant stroll 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 independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services 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 / Dining Room 20'11" x 11'2" (6.38m x 3.40m)

• Kitchen 6'1" x 5'9" (1.85m x 1.75m)

FIRST FLOOR

• Bedroom 1 11'11" x 10'6" (3.63m x 3.20m)

• Bathroom

SECOND FLOOR

• Bedroom 2 13'3" x 10'1" (4.04m x 3.07m)

OUTSIDE

• Courtyard Garden 14' x 6' (4.27m x 1.83m)

• Garden 20' x 13' (6.10m x 3.96m)










Whitstable Cas
& Gardens
Whitstable
Cromwell Rd
High St
Google
Map data ©2026 Google



Main area: Approx. 57.0 sq. metres (613.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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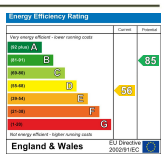

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