

CHRISTOPHER HODGSON



Whitstable
£300,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

112 Sydenham Street, Whitstable, Kent, CT5 1HL

A spacious Victorian end-of-terrace 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 comfortably proportioned accommodation is currently arranged on the ground floor to provide an entrance hall, a sitting room with an angled bay window and an open fireplace, a dining room featuring an open fireplace with exposed brickwork, and a contemporary

kitchen with a pair of casement doors leading to the courtyard garden.

To the first floor, there are two double bedrooms and a bathroom. The property benefits from a fully boarded loft with two roof lights, which is accessed via a fixed ladder from the principal bedroom.

The courtyard garden extends to 33ft (10m) and has been designed for ease of maintenance.

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

- Entrance Hall
- Sitting Room 11'8" x 9'1" (3.56m x 2.77m)

- Dining Room 11'2" x 9'10" (3.41m x 3.00m)

- Kitchen 13'8" x 6'9" (4.19m x 2.06m)

FIRST FLOOR

- Bedroom 1 11'4" x 9'10" (3.46m x 3.02m)

- Bedroom 2 11'6" x 9'8" (3.51m x 2.95m)

- Bathroom

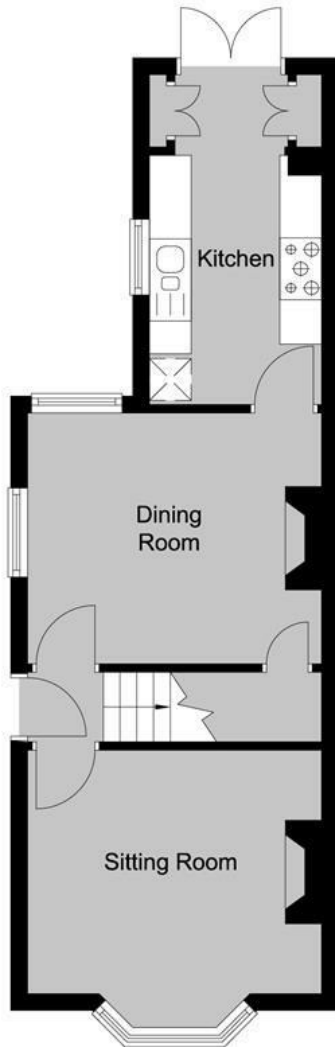
OUTSIDE

- Garden 33' x 9' (10.06m x 2.74m)



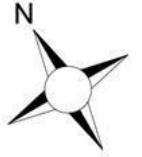
Ground Floor

Main area: approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Main area: approx. 38.0 sq. metres (409.0 sq. feet)



Main area: Approx. 80.0 sq. metres (861.1 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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Energy Efficiency Rating		Current	Target
100 Energy Efficient Green rating scale	A		
93-100 Energy Efficient Green rating scale	B		
82-92 Energy Efficient Green rating scale	C		
69-81 Energy Efficient Green rating scale	D		
55-68 Energy Efficient Green rating scale	E		
39-54 Energy Efficient Green rating scale	F		
13-38 Energy Efficient Green rating scale	G		
Energy Efficiency Rating		76	35
England & Wales		01 December 2020/2021	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

