

CHRISTOPHER HODGSON



**Whitstable**

**£359,950** Freehold

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& CITY LIVING



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# Whitstable

## *29 Albert Street, Whitstable, Kent, CT5 1HS*

A charming end of terrace house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is less than half a mile distant.

The spacious and smartly presented accommodation is arranged to provide a sitting room with wood burning stove, a generous kitchen/dining room, two double

bedrooms, a bathroom and a utility room. The principal bedroom benefits from a dressing room, which could also be used as a study.

The landscaped garden has been designed for ease of maintenance, extends to 38ft (11m) and benefits from pedestrian access to the rear via Bexley Street and St. Peter's Road.



### LOCATION

Albert 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 12'5" x 10'2" (3.78m x 3.10m)
- Kitchen / Dining Room 13'9" x 12'4" (4.18m x 3.75m)
- Bathroom

- Rear Lobby 9'1" x 6'2" (2.77m x 1.88m)

#### FIRST FLOOR

- Bedroom 1 12'4" x 10'4" (3.76m x 3.15m)
- Dressing Room / Study 9'3" x 6'9" (2.82m x 2.05m)
- Bedroom 2 12'4" x 10'4" (3.76m x 3.15m)

#### OUTSIDE

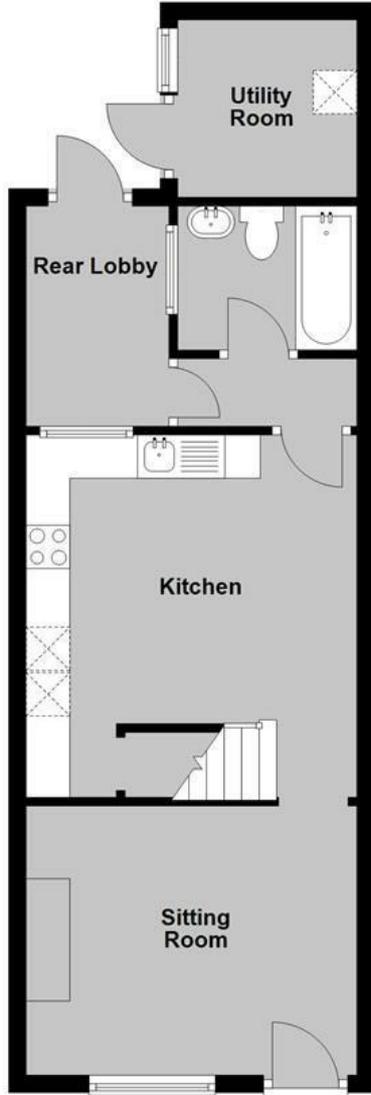
- Utility Room 6'9" x 6'9" (2.05m x 2.05m)
- Garden 38' x 13' (11.58m x 3.96m)





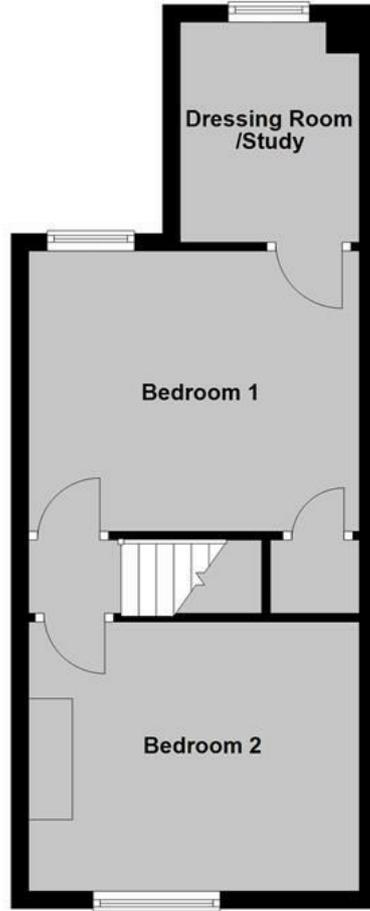
### Ground Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



### First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.**

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Energy Efficiency Rating	
Current	Target
 Current: <b>A</b> Target: <b>B</b>	88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

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