

CHRISTOPHER HODGSON



Whitstable
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

38 Albert Street, Whitstable, Kent, CT5 1HS

A beautifully presented Victorian terraced 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 half a mile distant.

The property is currently run as a successful holiday let business with high occupancy rates. With a following of many repeat guests, this fantastic house would make a perfect investment opportunity and holiday home.

The accommodation is arranged to provide a bright and spacious living room / dining area with herringbone flooring and opening to a smartly fitted kitchen, two double bedrooms, a dressing room / study and two stylish bathrooms, including an en-suite bathroom and a ground floor shower room.

The South West facing rear garden extends to 26ft (8m) and incorporates a decked seating area and provides pedestrian access to the rear. No onward chain.



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

- Living Room / Dining Area 23'5" x 11'0" (7.14m x 3.35m)
- Kitchen 11'2" x 5'11" (3.40m x 1.80m)
- Shower Room

FIRST FLOOR

- Bedroom 1 10'3" x 8'3" (3.12m x 2.51m)
- Dressing Room/Study 8'1 x 6' (2.46m x 1.83m)
- En-Suite Bathroom
- Bedroom 2 9'11" x 9'8" (3.02m x 2.95m)

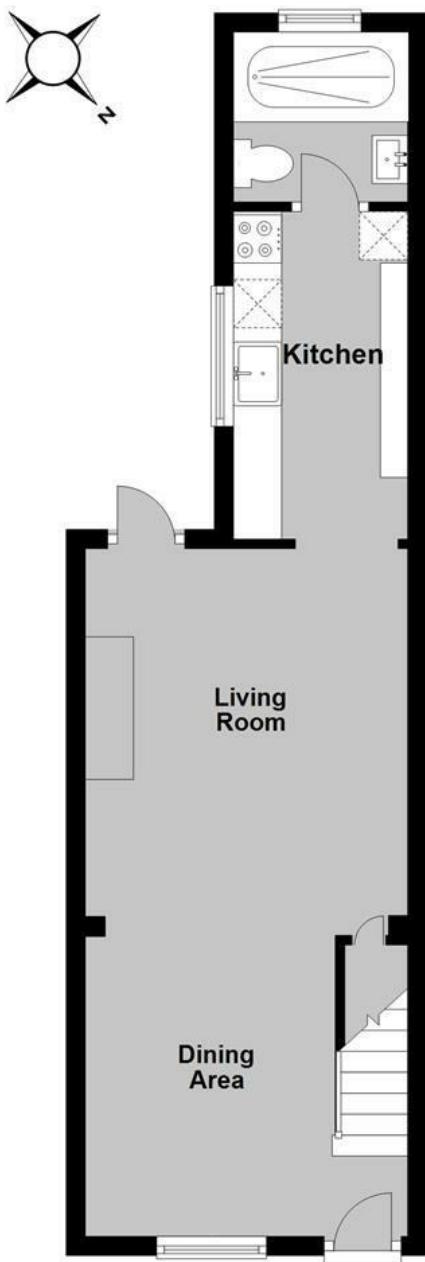
OUTSIDE

- Garden 26' x 12' (7.92m x 3.66m)



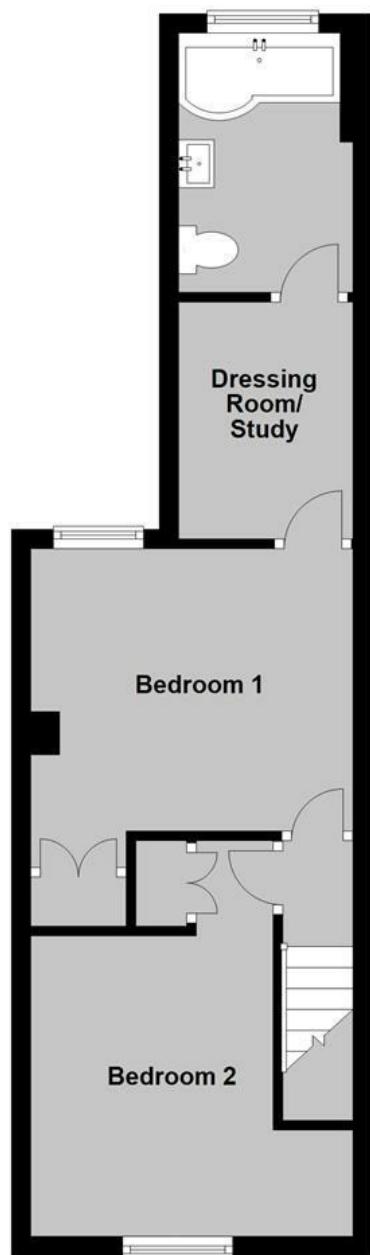
Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

Council Tax Band TBC

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Vary energy efficient - lower running costs	Current Potential
Excellent A	
Good B	
Satisfactory C	83
Poor D	
Very poor E	
Very poor F	
Poor G	
Not energy efficient - higher running costs	
England & Wales	
Eco Standard 2009/100/EC	

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

