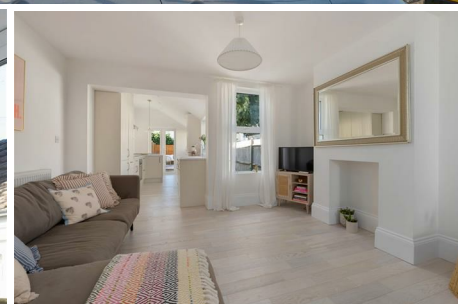


CHRISTOPHER HODGSON



Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

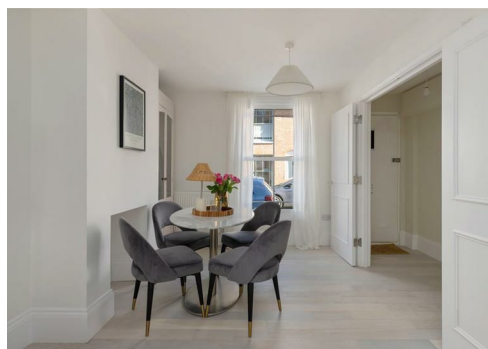
18 Sydenham Street, Whitstable, Kent, CT5 1HW

A superb Victorian 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 has recently undergone a programme of refurbishment throughout and now provides beautifully presented living accommodation, arranged on the ground floor to comprise a living room open-plan to a contemporary kitchen with a range of integrated

appliances and a pair of casement doors opening to the garden. To the first floor there are two double bedrooms, and a well appointed bathroom. A further double bedroom and a stylish en-suite shower room occupy the second floor.

The South facing rear garden has been designed for ease of maintenance and extends to 43ft (13m). 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 café 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
- Living Room 25'0" x 12'10" (7.63m x 3.90m)
- Kitchen 16'11" x 7'1" (5.15m x 2.16m)

FIRST FLOOR

- Bedroom 2 12'10" x 10'11" (3.91m x 3.33m)
- Bedroom 3 10'11" x 6'11" (3.32m x 2.12m)
- Bathroom

SECOND FLOOR

- Bedroom 1 16'8" x 8'8" (5.07m x 2.64m)
- En-Suite Shower Room

OUTSIDE

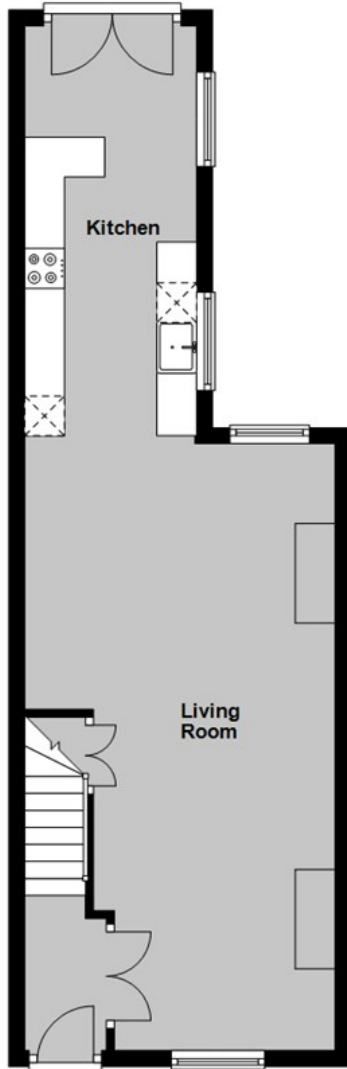
Garden 43' x 13' (13.11m x 3.96m)





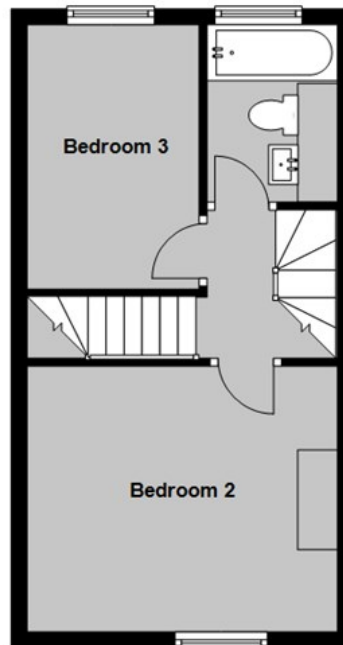
Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



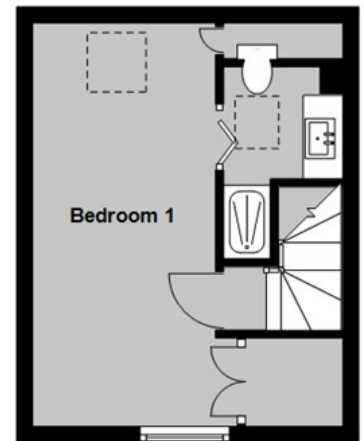
First Floor

Approx. 29.6 sq. metres (318.7 sq. feet)



Second Floor

Approx. 20.1 sq. metres (216.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest category)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Least energy efficient (oldest category)	G		
Energy Efficiency Rating		Current	Potential
England & Wales		63	74
EPC Rating		63	74

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