

CHRISTOPHER HODGSON



Whitstable

£210,000

Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

27a Oxford Street, Whitstable, Kent, CT5 1DB

A spacious apartment benefiting from its own private entrance and occupying the first floor of this attractive period building, ideally located on Whitstable's desirable Oxford Street.

The property is moments away from cafés, bars, boutique shops, highly regarded restaurants and is a short stroll to the beach, harbour and Whitstable station which is half a mile distant.

The accommodation has been subject of a recent programme of improvement and is arranged to provide a sitting room with South Easterly aspect, a kitchen, study, two double bedrooms and a bathroom.

The property is to be sold with the benefit of a new 125 year lease. No onward chain.



LOCATION

Oxford Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

- Sitting Room 12'0" x 10'10" (3.66m x 3.30m)
- Kitchen 9'7" x 7'10" (2.92m x 2.40m)
- Study 10'7" x 6'1" (3.23m x 1.85m)

- Bedroom 1 14'4" x 9'5" (4.37m x 2.87m)
- Bedroom 2 10'7" x 7'11" (3.23m x 2.41m)
- Bathroom 7'10" x 4'11" (2.39m x 1.50m)

LEASE

A new 125 year lease will be granted on completion (subject to confirmation from the vendors solicitors).

SERVICE/MAINTENANCE CHARGE

£500 per annum (subject to confirmation from vendor's solicitor).

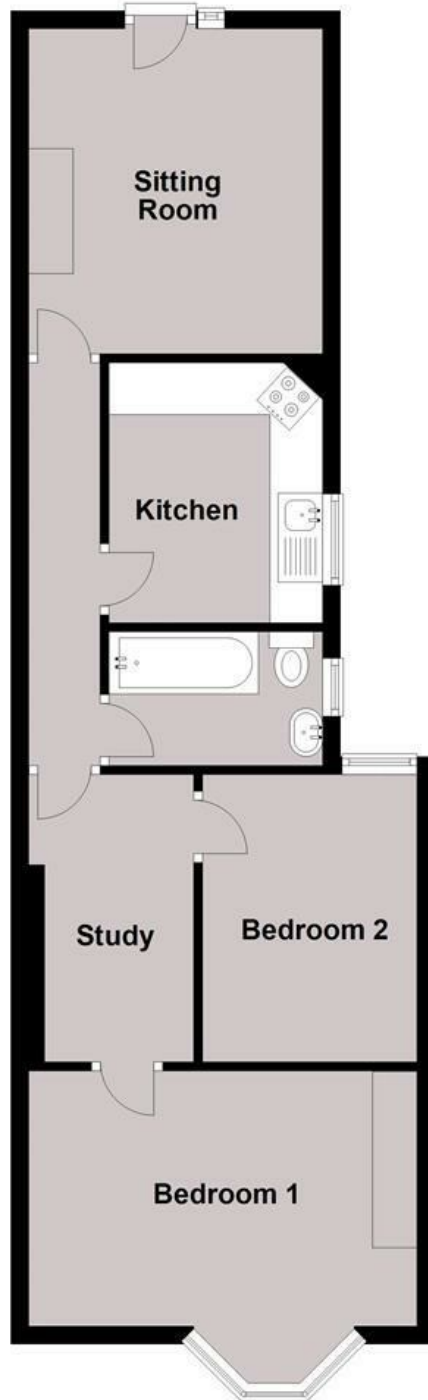
GROUND RENT

NIL (subject to confirmation from vendor's solicitor).



First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 55.0 sq. metres (591.7 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating	
Energy efficient - lower rating costs	Energy efficient - higher rating costs
Band A	Band G
Band B	Band H
Band C	Band I
Band D	Band J
Band E	Band K
Band F	Band L
Band G	Band M
Band H	Band N
Band I	Band O
Band J	Band P
Band K	Band Q
Band L	Band R
Band M	Band S
Band N	Band T
Band O	Band U
Band P	Band V
Band Q	Band W
Band R	Band X
Band S	Band Y
Band T	Band Z
Band U	Band AA
Band V	Band AB
Band W	Band AC
Band X	Band AD
Band Y	Band AE
Band Z	Band AF
Band AA	Band AG
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Band AZ	Band BF
Band BA	Band BG
Band BB	Band BH
Band BC	Band BI
Band BD	Band BJ
Band BE	Band BK
Band BF	Band BL
Band BG	Band BM
Band BH	Band BN
Band BI	Band BO
Band BJ	Band BP
Band BK	Band BQ
Band BL	Band BR
Band BM	Band BS
Band BN	Band BT
Band BO	Band BU
Band BP	Band BV
Band BQ	Band BW
Band BR	Band BX
Band BS	Band BY
Band BT	Band BZ
Band BU	Band CA
Band BV	Band CB
Band BW	Band CC
Band BX	Band CD
Band BY	Band CE
Band BZ	Band CF
Band CA	Band CG
Band CB	Band CH
Band CC	Band CI
Band CD	Band CJ
Band CE	Band CK
Band CF	Band CL
Band CG	Band CM
Band CH	Band CN
Band CI	Band CO
Band CJ	Band CP
Band CK	Band CQ
Band CL	Band CR
Band CM	Band CS
Band CN	Band CT
Band CO	Band CU
Band CP	Band CV
Band CQ	Band CW
Band CR	Band CX
Band CS	Band CY
Band CT	Band CZ
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Band DL	Band DR
Band DM	Band DS
Band DN	Band DT
Band DO	Band DU
Band DP	Band DV
Band DQ	Band DW
Band DR	Band DX
Band DS	Band DY
Band DT	Band DZ
Band DU	Band EA
Band DV	Band EB
Band DW	Band EC
Band DX	Band ED
Band DY	Band EE
Band DZ	Band EF
Band EA	Band EG
Band EB	Band EH
Band EC	Band EI
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Band EM	Band ES
Band EN	Band ET
Band EO	Band EU
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Band ES	Band EY
Band ET	Band EZ
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Band EV	Band FB
Band EW	Band FC
Band EX	Band FD
Band EY	Band FE
Band EZ	Band FF
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Band FB	Band FH
Band FC	Band FI
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Band FF	Band FL
Band FG	Band FM
Band FH	Band FN
Band FI	Band FO
Band FJ	Band FP
Band FK	Band FQ
Band FL	Band FR
Band FM	Band FS
Band FN	Band FT
Band FO	Band FU
Band FP	Band FV
Band FQ	Band FW
Band FR	Band FX
Band FS	Band FY
Band FT	Band FZ
Band FU	Band GA
Band FV	Band GB
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Band FX	Band GD
Band FY	Band GE
Band FZ	Band GF
Band GA	Band GG
Band GB	Band GH
Band GC	Band GI
Band GD	Band GJ
Band GE	Band GK
Band GF	Band GL
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Band GH	Band GN
Band GI	Band GO
Band GJ	Band GP
Band GK	Band GQ
Band GL	Band GR
Band GM	Band GS
Band GN	Band GT
Band GO	Band GU
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Band GQ	Band GW
Band GR	Band GX
Band GS	Band GY
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Band GU	Band HA
Band GV	Band HB
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Band HL	Band HR
Band HM	Band HS
Band HN	Band HT
Band HO	Band HU
Band HP	Band HV
Band HQ	Band HW
Band HR	Band HX
Band HS	Band HY
Band HT	Band HZ
Band HU	Band IA
Band HV	Band IB
Band HW	Band IC
Band HX	Band ID
Band HY	Band IE
Band HZ	Band IF
Band IA	Band IG
Band IB	Band IH
Band IC	Band II
Band ID	Band IJ
Band IE	Band IK
Band IF	Band IL
Band IG	Band IM
Band IH	Band IN
Band II	Band IO
Band IJ	Band IP
Band IK	Band IQ
Band IL	Band IR
Band IM	Band IS
Band IN	Band IT
Band IO	Band IU
Band IP	Band IV
Band IQ	Band IW
Band IR	Band IX
Band IS	Band IY
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Band JX	Band KD
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Band KG	Band KM
Band KH	Band KN
Band KI	Band KO
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Band KM	Band KS
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Band KX	Band LD
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Band MA	Band MG
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Band MC	Band MI
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Band NM	Band NS
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Band NP	Band NV
Band NQ	Band NW
Band NR	Band NX
Band NS	Band NY
Band NT	Band NZ
Band NU	Band OA
Band NV	Band OB
Band NW	Band OC
Band NX	Band OD
Band NY	Band OE
Band NZ	Band OF
Band OA	Band OG
Band OB	Band OH
Band OC	Band OI
Band OD	Band OJ
Band OE	Band OK
Band OF	Band OL
Band OG	Band OM
Band OH	Band ON
Band OI	Band OO
Band OJ	Band OP
Band OK	Band OQ
Band OL	Band OR
Band OM	Band OS
Band ON	Band OT
Band OO	Band OU
Band OP	Band OV
Band OQ	Band OW
Band OR	Band OX
Band OS	Band OY
Band OT	Band OZ
Band OU	Band PA
Band OV	Band PB
Band OW	Band PC
Band OX	Band PD
Band OY	Band PE
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Band PA	Band PG
Band PB	Band PH
Band PC	Band PI
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Band PM	Band PS
Band PN	Band PT
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Band PP	Band PV
Band PQ	Band PW
Band PR	Band PX
Band PS	Band PY
Band PT	Band PZ
Band PU	Band QA
Band PV	Band QB
Band PW	Band QC
Band PX	Band QD
Band PY	Band QE
Band PZ	Band QF
Band QA	Band QG
Band QB	Band QH
Band QC	Band QI
Band QD	Band QJ
Band QE	Band QK
Band QF	Band QL
Band QG	Band QM
Band QH	Band QN
Band QI	Band QO
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Band QK	Band QQ
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Band QM	Band QS
Band QN	Band QT
Band QO	Band QU
Band QP	Band QV
Band QQ	Band QW
Band QR	Band QX
Band QS	Band QY
Band QT	Band QZ
Band QU	Band RA
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Band QW	Band RC
Band QX	Band RD
Band QY	Band RE
Band QZ	Band RF
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Band RD	Band RJ
Band RE	Band RK
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Band RH	Band RN
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Band RJ	Band RP
Band RK	Band RQ
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Band RM	Band RS
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Band RQ	Band RW
Band RR	Band RX
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Band RV	Band SB
Band RW	Band SC
Band RX	Band SD
Band RY	Band SE
Band RZ	Band SF
Band SA	Band SG
Band SB	Band SH
Band SC	Band SI
Band SD	Band SJ
Band SE	Band SK
Band SF	Band SL
Band SG	Band SM
Band SH	Band SN
Band SI	Band SO
Band SJ	Band SP
Band SK	Band SQ
Band SL	Band SR
Band SM	Band SS
Band SN	Band ST
Band SO	Band SU
Band SP	Band SV
Band SQ	Band SW
Band SR	Band SX
Band SS	Band SY
Band ST	Band SZ
Band SU	Band TA
Band SV	Band TB
Band SW	Band TC
Band SX	Band TD
Band SY	Band TE
Band SZ	Band TF
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Band TB	Band TH
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Band TD	Band TJ
Band TE	Band TK
Band TF	Band TL
Band TG	Band TM
Band TH	Band TN
Band TI	Band TO
Band TJ	Band TP
Band TK	Band TQ
Band TL	Band TR
Band TM	Band TS
Band TN	Band TT
Band TO	Band TU
Band TP	Band TV
Band TQ	Band TW
Band TR	Band TX
Band TS	Band TY
Band TT	Band TZ
Band TU	Band UA
Band TV	Band UB
Band TW	Band UC
Band TX	Band UD
Band TY	Band UE
Band TZ	Band UF
Band UA	Band UG
Band UB	Band UH
Band UC	Band UI
Band UD	Band UJ
Band UE	Band UK
Band UF	Band UL
Band UG	Band UM
Band UH	Band UN
Band UI	Band UO
Band UJ	Band UP
Band UK	Band UQ
Band UL	Band UR
Band UM	Band US
Band UN	Band UT
Band UO	Band UU
Band UP	Band UV
Band UQ	Band UW
Band UR	Band UX
Band US	Band UY
Band UT	Band UZ
Band UU	Band VA
Band UV	Band VB
Band UW	Band VC
Band UX	Band VD
Band UY	Band VE
Band UZ	Band VF
Band VA	Band VG
Band VB	Band VH
Band VC	Band VI
Band VD	Band VJ
Band VE	Band VK
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Band VG	Band VM
Band VH	Band VN
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Band VO	Band VU
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Band WS	Band WY
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Band WX	Band XD
Band WY	Band XE
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Band XA	Band XG
Band XB	Band XH
Band XC	Band XI
Band XD	Band XJ</