Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Whitstable

Guide Price **£425,000** Freehold

...for Coastal, Country & City living.


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# Whitstable

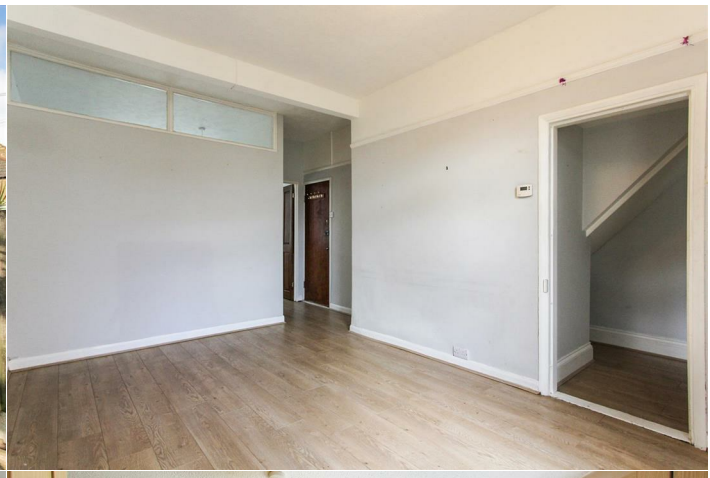
93 Harbour Street, Whitstable, Kent, CT5 1AD

*VIDEO TOUR AVAILABLE*

A spacious Victorian town house enjoying a much sought after position on Whitstable's desirable Harbour Street, positioned directly opposite Whitstable Harbour and within moments of the beach, boutique shops, highly regarded restaurants and independent galleries. Whitstable mainline station is half a mile distant.

The property is currently divided into two flats and requires a programme of refurbishment and remodelling works to reinstate it to a single dwelling (subject to all necessary consents and approvals being obtained). The existing accommodation is set over three floors and arranged to provide an entrance hall, two sitting rooms, two kitchens, four bedrooms and two bathrooms.

The South facing garden extends to 17ft (5m) and provides pedestrian access to the rear from Fountain Street. No onward chain.



**Location**
Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

**Accommodation**
The accommodation and approximate measurements are:

GROUND FLOOR

- **Sitting Room**
19'0" x 11'6" (5.78m x 3.50m)
at maximum points.

- **Kitchen**
10'2" x 8'8" (3.10m x 2.64m)
at maximum points.

- **Bedroom**
11'6 x 9'1 (3.51m x 2.77m)
at maximum points.

- **Bathroom**
9'6 x 8'8 (2.90m x 2.64m)
at maximum points.

FIRST FLOOR

• **Sitting Room**
15'4 x 12'0 (4.67m x 3.66m)
at maximum points.

• **Kitchen**
9'6" x 8'11" (2.90m x 2.72m)
at maximum points.

• **Bedroom**
12'2" x 9'9" (3.71m x 2.97m)

• **Bathroom**
10'7 x 6'0 (3.23m x 1.83m)
at maximum points.

## SECOND FLOOR

• **Bedroom**
12'9" x 12'1" (3.89m x 3.68m)

• **Bedroom**
12'2" x 7'6" (3.71m x 2.28m)

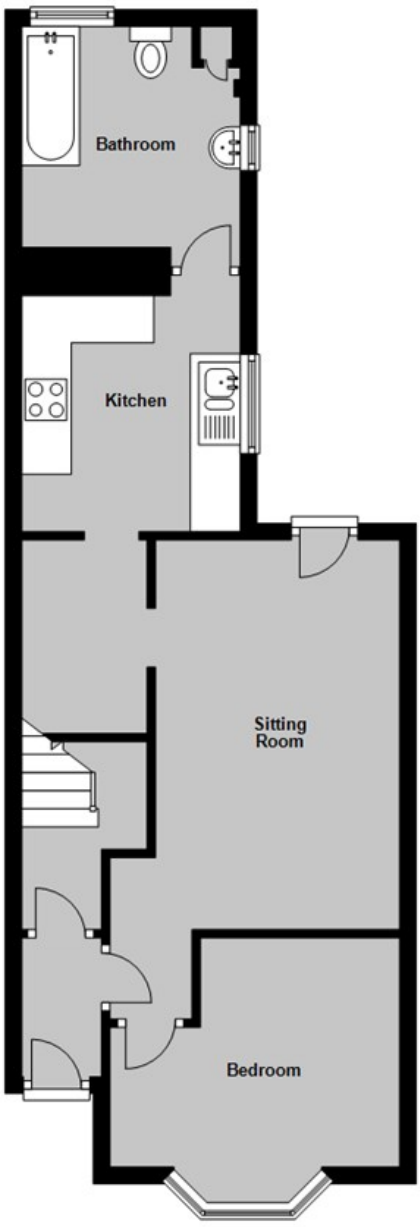
## OUTSIDE

• **Rear Garden**
17'4" x 16'0" (5.3 x 4.9)
at maximum points.

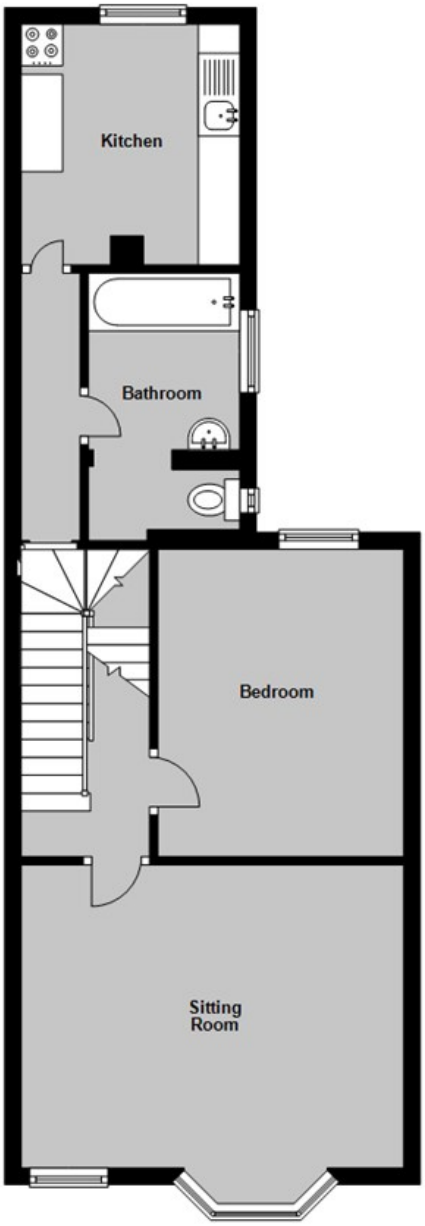
**Energy Performance Certificates**
Ground Floor = D
First & Second Floor Maisonette = D

**Video Tour Available**
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

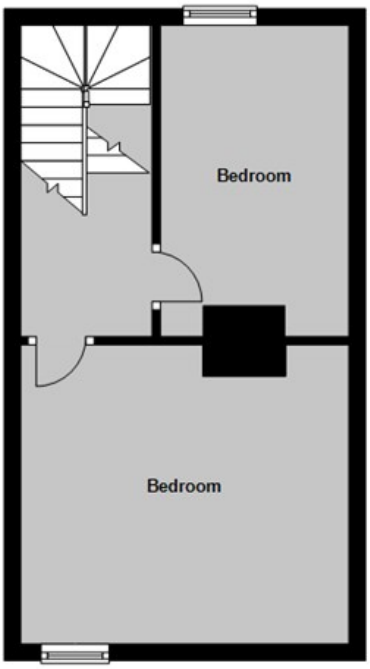
## Ground Floor
Approx. 49.8 sq. metres (536.4 sq. feet)




## First Floor
Approx. 51.9 sq. metres (559.2 sq. feet)




## Second Floor
Approx. 29.5 sq. metres (317.4 sq. feet)




Total area: approx. 131.3 sq. metres (1412.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2020/2021 is £1,233.21 for each flat

*Viewing:* STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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