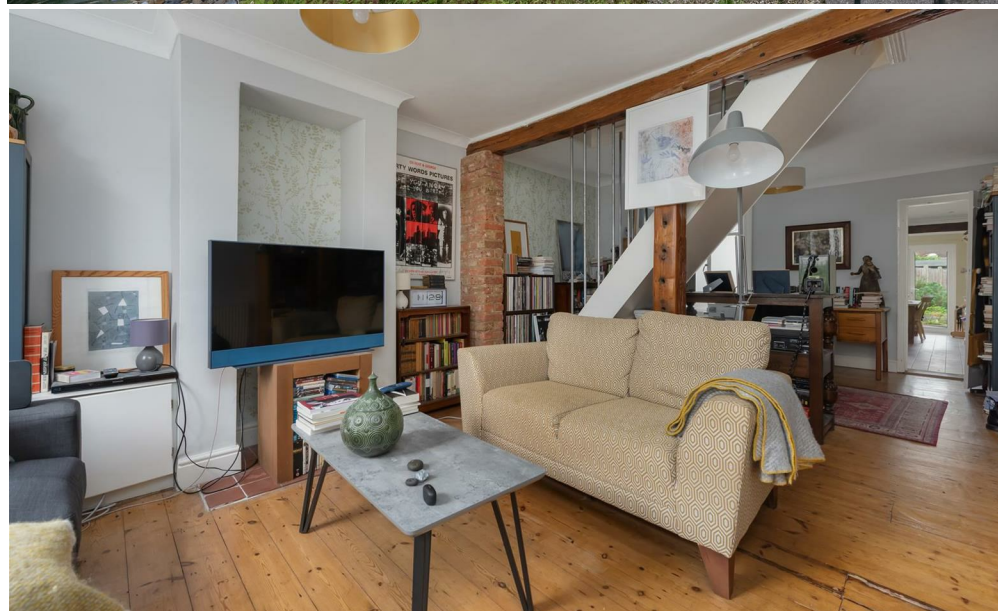


CHRISTOPHER HODGSON



Whitstable

£435,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

81 Island Wall, Whitstable, Kent, CT5 1EL

A beautifully presented property situated on one of Whitstable's premier roads, in the heart of the desirable conservation area and conveniently positioned close to the bustling town centre with its boutique shops, highly regarded restaurants, tennis courts, railway station (0.8 miles distant) and just moments from the beach.

The accommodation retains a wealth of period features and is arranged on the ground floor to provide a spacious

open-plan sitting room, dining room, kitchen and utility room. The first floor comprises two double bedrooms and a bathroom.

Outside, the south-easterly facing rear garden extends to 56ft (17m). No onward chain.



LOCATION

The property is situated in a sought-after, peaceful and idyllic location on Island Wall, seconds from the beach and within a short stroll of Whitstable High Street, shops, restaurants, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London Victoria in approximately 80 minutes. The high-speed Javelin service provides access to London St Pancras in 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

- Sitting Room 25'3" x 10'11" (7.71m x 3.34m)
- Kitchen 11'5" x 7'4" (3.50m x 2.26m)
- Dining Room 10'3" x 7'5" (3.13m x 2.27m)

- Utilityn Room

FIRST FLOOR

- Bedroom 1 14'1" x 9'3" (4.31m x 2.82m)
- Bedroom 2 10'9" x 11'10" (3.29m x 3.62m)
- Bathroom 11'3" x 7'4" (3.43m x 2.26m)

OUTSIDE

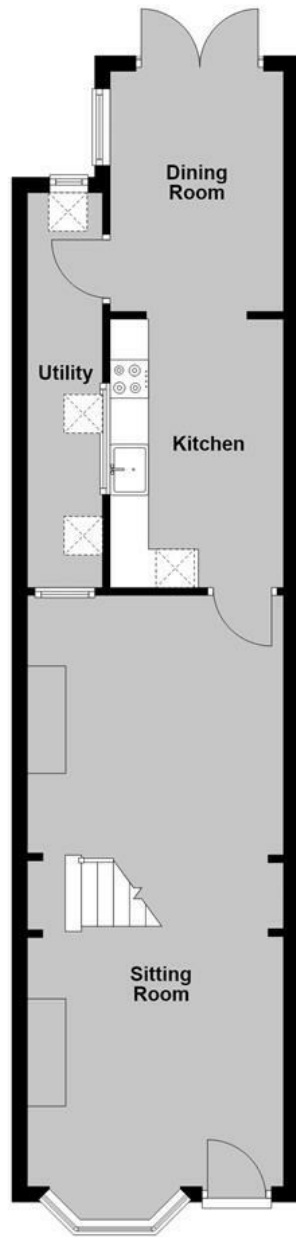
- Rear Garden 57' x 12' (17.37m x 3.66m)





Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy inefficient (oldest properties)	G		
Energy Efficiency Rating		Current	Potential
England & Wales		61	80

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