CHRISTOPHER HODGSON

Whitstable

£425,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

13 Island Wall, Whitstable, Kent, CT5 1EP

An opportunity to acquire a former fisherman's cottage situated on Whitstable's prized Island Wall, in the heart of the desirable conservation area and moments from the beach, Harbour Street with its eclectic mix of independent shops and highly regarded eateries, and a short stroll from Whitstable station (0.7 miles).

The bright and spacious accommodation retains a wealth of period features, including original joinery, and is arranged on the ground floor to provide a dual aspect living room, and a contemporary kitchen open-plan to a dining room set within a conservatory extension, which overlooks the garden.

The first floor comprises two generous double bedrooms and a bathroom. There is a fully boarded loft with a roof light, which is accessed via a fixed ladder from the second bedroom.

The beautifully planted front garden, adjacent to Island Wall, is a particularly attractive feature of the property, and the secluded courtyard garden to the rear provides a peaceful setting in which to relax and entertain. No onward chain.

LOCATION
Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides frequent services to London, (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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 24'1" x 11'4" (7.35m x 3.46m)

• Kitchen 13'6" x 7'10" (4.11m x 2.40m)

• Conservatory 14'11" x 9'1" (4.55m x 2.77m)

FIRST FLOOR

• Bedroom 1 12'2" x 11'5" (3.72m x 3.47m)

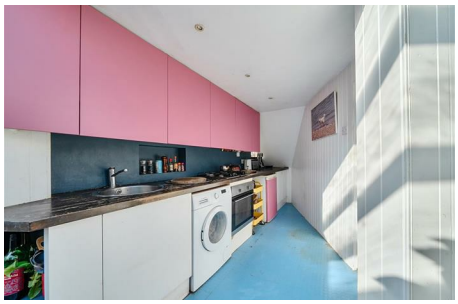
• Bedroom 2 11'7" x 11'4" (3.52m x 3.46m)

• Bathroom

OUTSIDE

• Rear Courtyard 23' x 18' (7.01m x 5.49m)

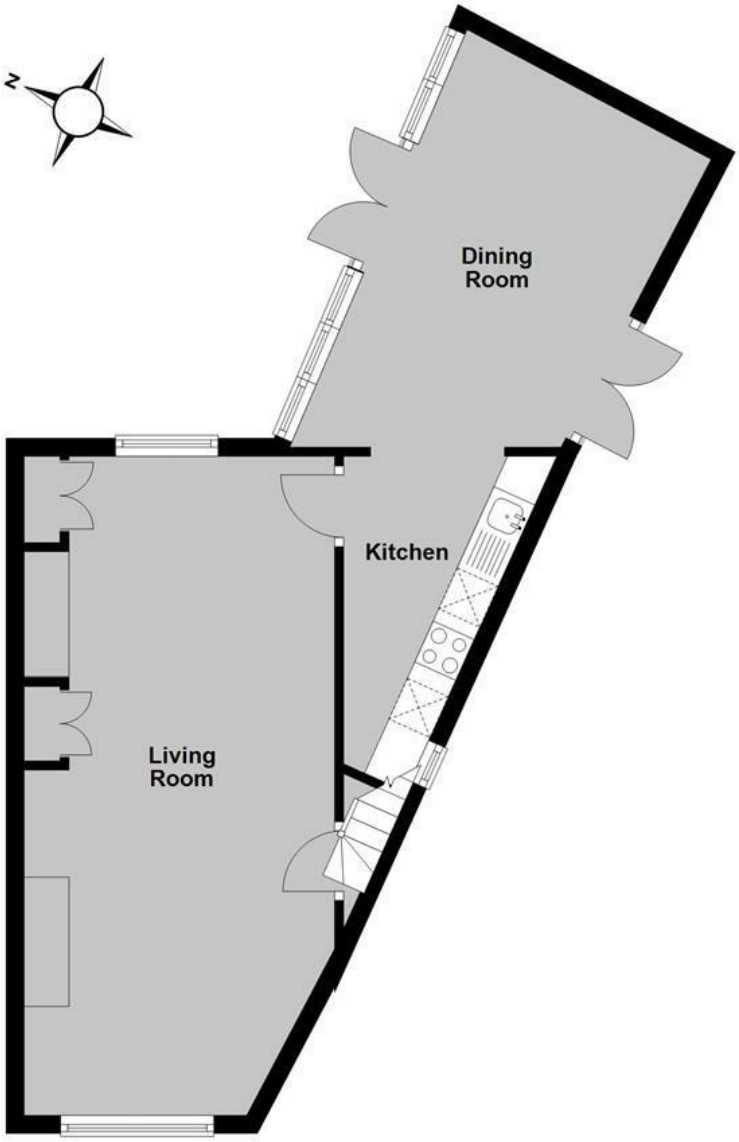
• Front Courtyard 20' x 17' (6.10m x 5.18m)



Whitstable Cove
Whit le Beach
Sea St
Albert St
Island Wall
Waterloo Rd
High St
Google
Map data ©2026

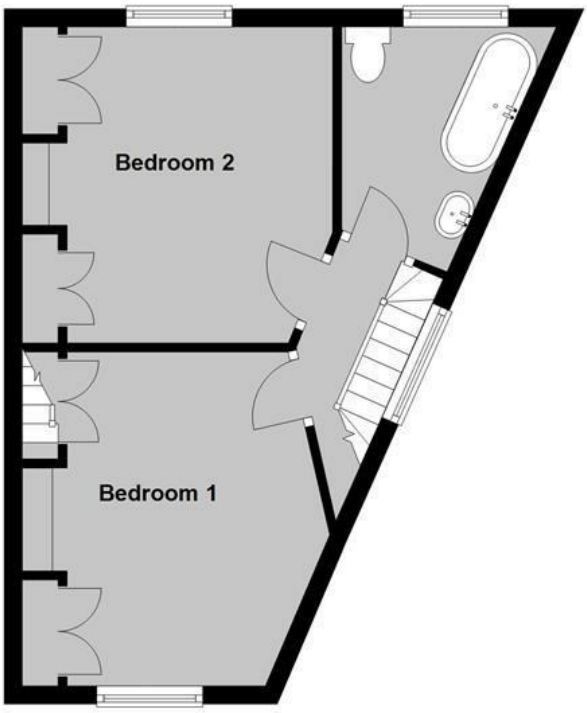
Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 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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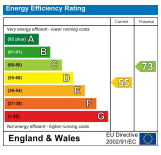

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

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