

CHRISTOPHER HODGSON



Whitstable

£585,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

94 Harbour Street, Whitstable, Kent, CT5 1AD

An exceptionally spacious Victorian town house ideally situated on Whitstable's prized Harbour Street, in the heart of the conservation area and abundant with independent shops and highly regarded restaurants, moments from the beach and a short stroll to Whitstable station (0.6 miles).

The generous and beautifully presented accommodation is set over three floors with the ground floor arranged to provide an entrance hall, sitting room with an angled bay window and wood-burning stove, dining room,

contemporary fitted kitchen/breakfast room and a cloakroom.

The first floor comprises two double bedrooms, and two stylish bathrooms, including an en-suite shower room to the second bedroom. To the second floor are two further bedrooms.

To the rear of the property, there is a delightful South Easterly facing courtyard garden with rear access to 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall

- Sitting Room 12'2" x 11'6" (3.70m x 3.50m)
- Dining Room 12'2" x 9'10" (3.72m x 3.00m)
- Kitchen / Breakfast Room 20'0" x 9'0" (6.10m x 2.74m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 15'3" x 12'2" (4.65m x 3.71m)
- Bedroom 2 18'6" x 9'0" (5.65m x 2.74m)
- En-Suite Shower Room
- Bathroom 12'2" x 9'9" (3.72m x 2.98m)

SECOND FLOOR

- Bedroom 3 13'0" x 11'1" (3.96m x 3.38m)
- Bedroom 4 12'3" x 7'6" (3.74m x 2.29m)

OUTSIDE

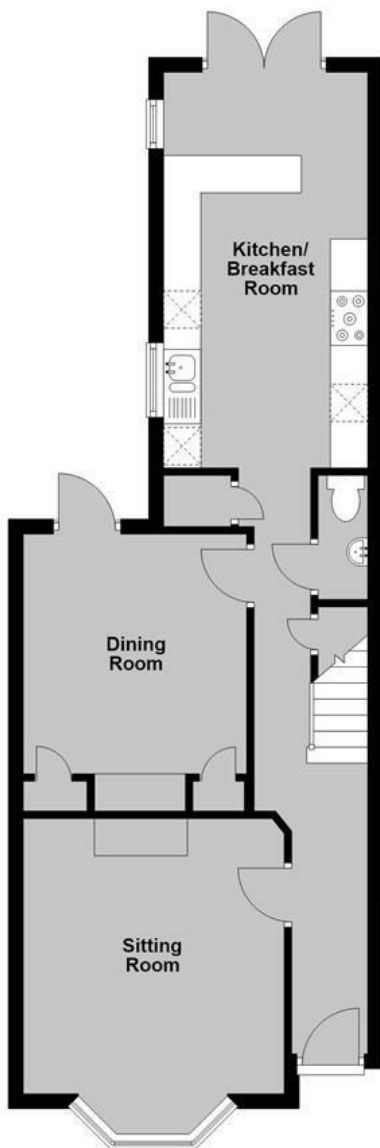
- Courtyard Garden 17' x 16' (5.18m x 4.88m)





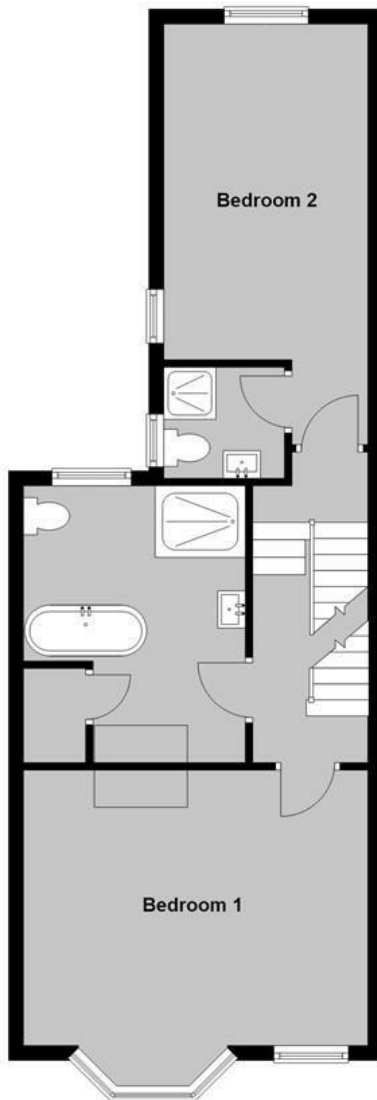
Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



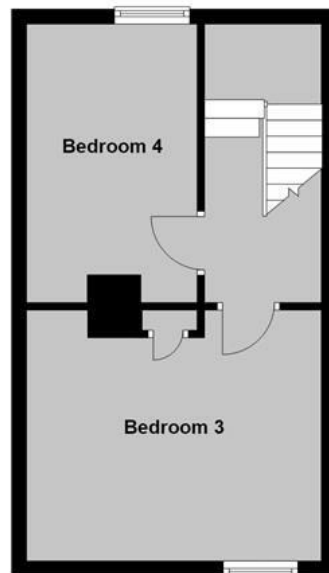
First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



Second Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 132.3 sq. metres (1423.8 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 - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Least energy efficient - very high running costs	G		
England & Wales		Current	Potential

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