

CHRISTOPHER HODGSON



Whitstable
£395,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

57 Victoria Street, Whitstable, Kent, CT5 1HZ

A beautifully presented and significantly extended period house situated within the heart of the conservation area, moments from fashionable Harbour Street with it's boutique shops and highly regarded eateries, Whitstable's working harbour, a short stroll to the beach (320 metres distant) and Whitstable station (0.5 miles).

The property now benefits from bright and spacious accommodation arranged on the ground floor to provide a sitting room, open-plan kitchen/dining area and living room with bi-folding doors opening to the garden, and a family bathroom. To the first floor there are three bedrooms.

The rear garden extends to 45ft (13m) and incorporates a paved terrace and an area of raised decking, ideal for entertaining. The property benefits from pedestrian access to the rear via St Peters Road. No onward chain.



Location

Victoria Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 12'7" x 11'5" (3.84m x 3.48m)
- Living Room 37'9" x 11'6" (11.50m x 3.51m)
- Kitchen/Dining Area
- Bathroom 9' x 6'11" (2.74m x 2.11m)

FIRST FLOOR

- Bedroom 1 12'9" x 11'6" (3.89m x 3.51m)
- Bedroom 2 11'5" x 8'11" (3.47m x 2.72m)
- Bedroom 3 12'2" x 6'9" (3.70m x 2.05m)

OUTSIDE

- Garden 45' x 12' (13.72m x 3.66m)

Video Tour

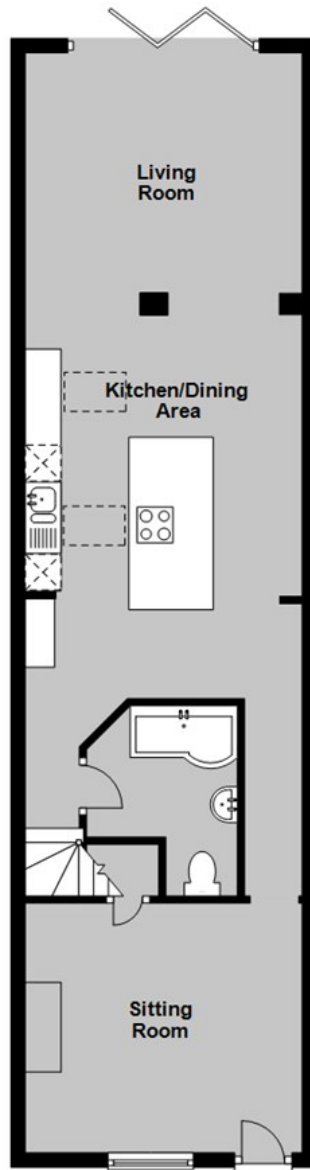
Please view the video tour for this property, and contact us to discuss arranging a viewing.





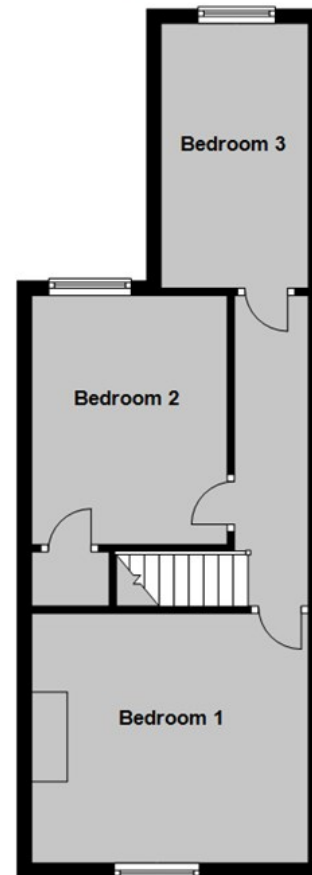
Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 97.9 sq. metres (1053.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (44-47)	72-84
A+ (48-49)	
A (50-54)	
B (55-59)	
C (60-64)	
D (65-69)	65-71
E (70-74)	
F (75-79)	
G (80-83)	55-64
Energy efficient - higher running costs	
England & Wales	
EPC Rating	

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