

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

Guide Price **£425,000** Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

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.

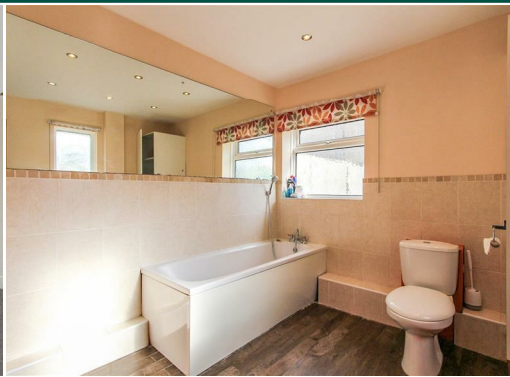
Accommodation

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

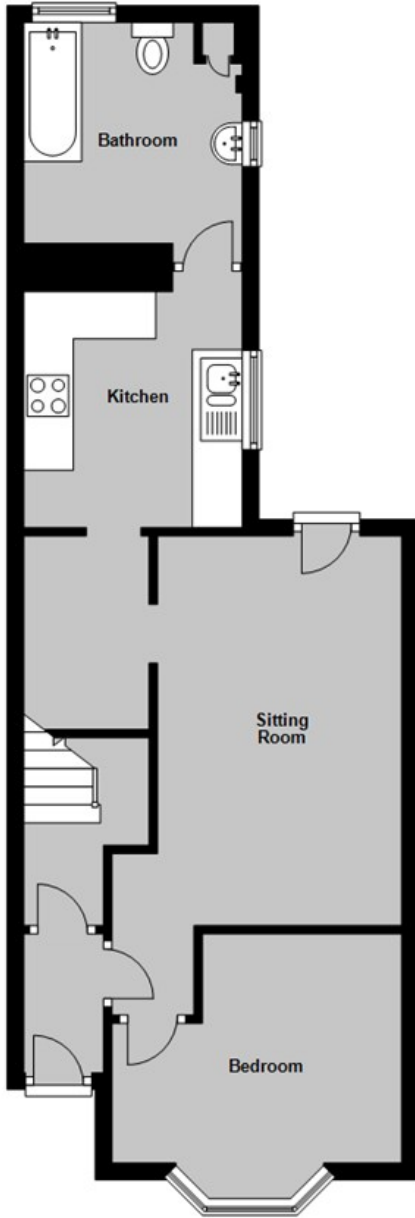
Video Tour Available

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.



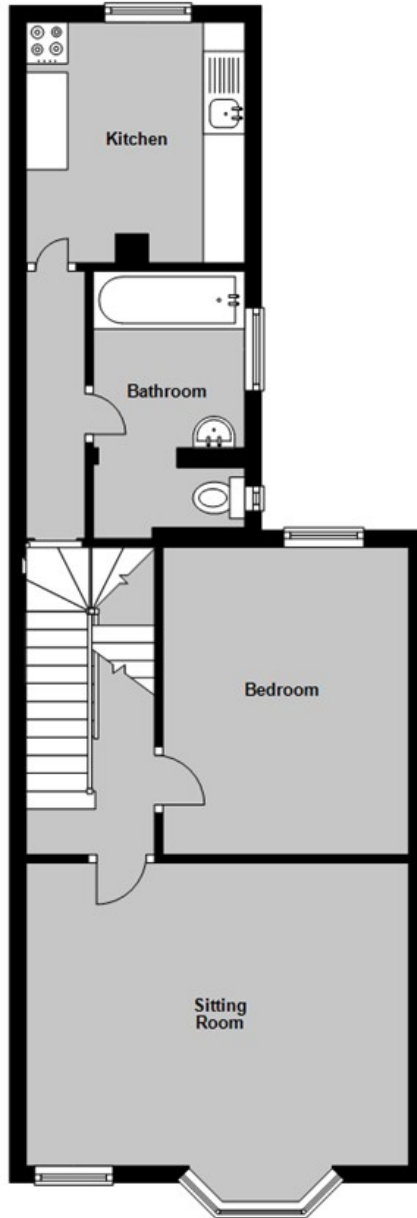
Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



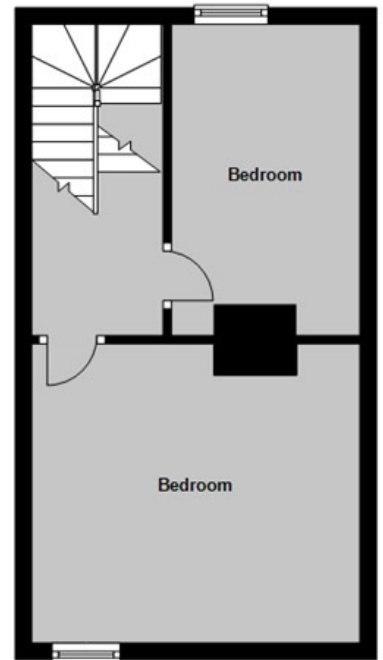
First Floor

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Folio No. 6457/WR