

CHRISTOPHER HODGSON



Whitstable

£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

44 Albert Street, Whitstable, Kent, CT5 1HS

A significantly extended and beautifully presented Victorian terraced house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour, and Whitstable station (0.5 miles).

The comfortably proportioned accommodation is arranged over three floors and is arranged to provide open-plan accommodation comprising a sitting room with a wood-burning stove, a dining room, a contemporary

kitchen with vaulted ceiling and casement doors opening to the garden, and a stylish shower room. To the first and second floors there are three generous bedrooms and a well-appointed bathroom with a separate shower enclosure.

The South Westerly facing courtyard garden extends to 25ft (7.62m) and benefits from a timber storage shed with power, and pedestrian access to the rear. No onward chain.



LOCATION

Albert 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 café 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 10'9" x 10'0" (3.28m x 3.05m)
- Dining Room 12'2" x 10'9" (3.70m x 3.28m)
- Kitchen 18'2" x 9'2" (5.53m x 2.80m)

- Shower Room

FIRST FLOOR

- Bedroom 1 10'11" x 10'0" (3.33m x 3.05m)
- Bedroom 2 12'10" x 6'3" (3.92m x 1.90m)
- Bathroom

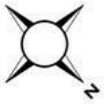
SECOND FLOOR

- Bedroom 3 15'9" x 7'10" (4.80m x 2.38m)

OUTSIDE

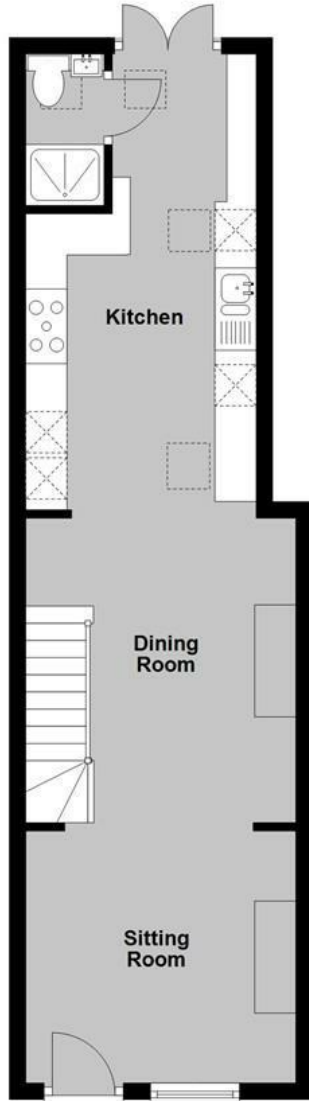
- Garden 25' x 12' (7.62m x 3.66m)





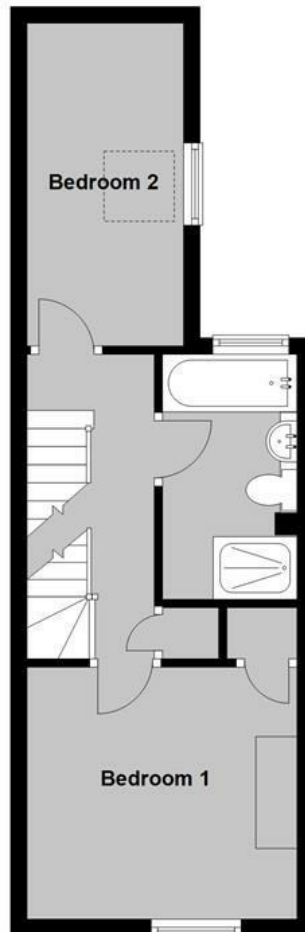
Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



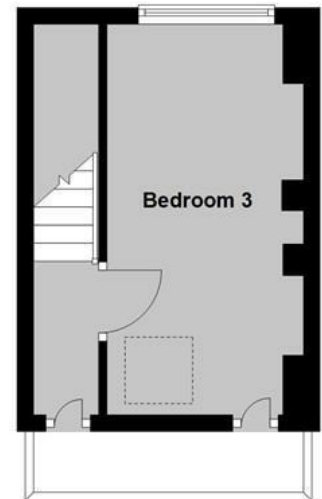
First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Second Floor

Approx. 15.7 sq. metres (168.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Very Energy Efficient (A+)	95
Energy Efficient (A)	85
Decent (B)	71
Needs Improvement (C)	55
Needs Improvement (D)	45
Needs Improvement (E)	35
Needs Improvement (F)	25
Needs Improvement (G)	15

England & Wales

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