Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£350,000 Freehold

...for Coastal, Country & City living.

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Whitstable

46 Victoria Street, Whitstable, Kent, CT5 1HZ

A deceptively spacious terraced house conveniently situated in Whitstable's desirable conservation area, within close proximity to Whitstable town centre, seafront and mainline railway station (0.4 miles distant).

The tastefully presented and comfortably proportioned accommodation is arranged over two floors to provide a generous sitting/dining room with exposed timber floorboards and an open fireplace, a kitchen, utility room, bathroom, and two bedrooms.

The established South West facing garden incorporates a decked seating area and a garden studio which would suit a variety of uses.

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 are:

GROUND FLOOR

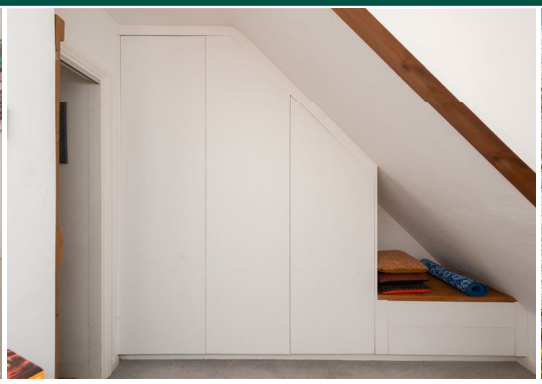
- **Sitting Room**
  14'8" x 9'3" (4.48m x 2.82m)
  at maximum points.

- **Dining Area**
  11'8" x 9'1" (3.55m x 2.77m)
  at maximum points.

- **Kitchen**
  7'10" x 5'3" (2.40m x 1.61m)
  at maximum points.

- **Utility Room**
  12'6" x 4'7" (3.83m x 1.40m)
  at maximum points.

- **Bathroom**
  8'8" x 4'10" (2.65m x 1.48m)
  at maximum points.



FIRST FLOOR

• **Bedroom 1**
14'8" x 7'4" (4.48m x 2.26m)
at maximum points.

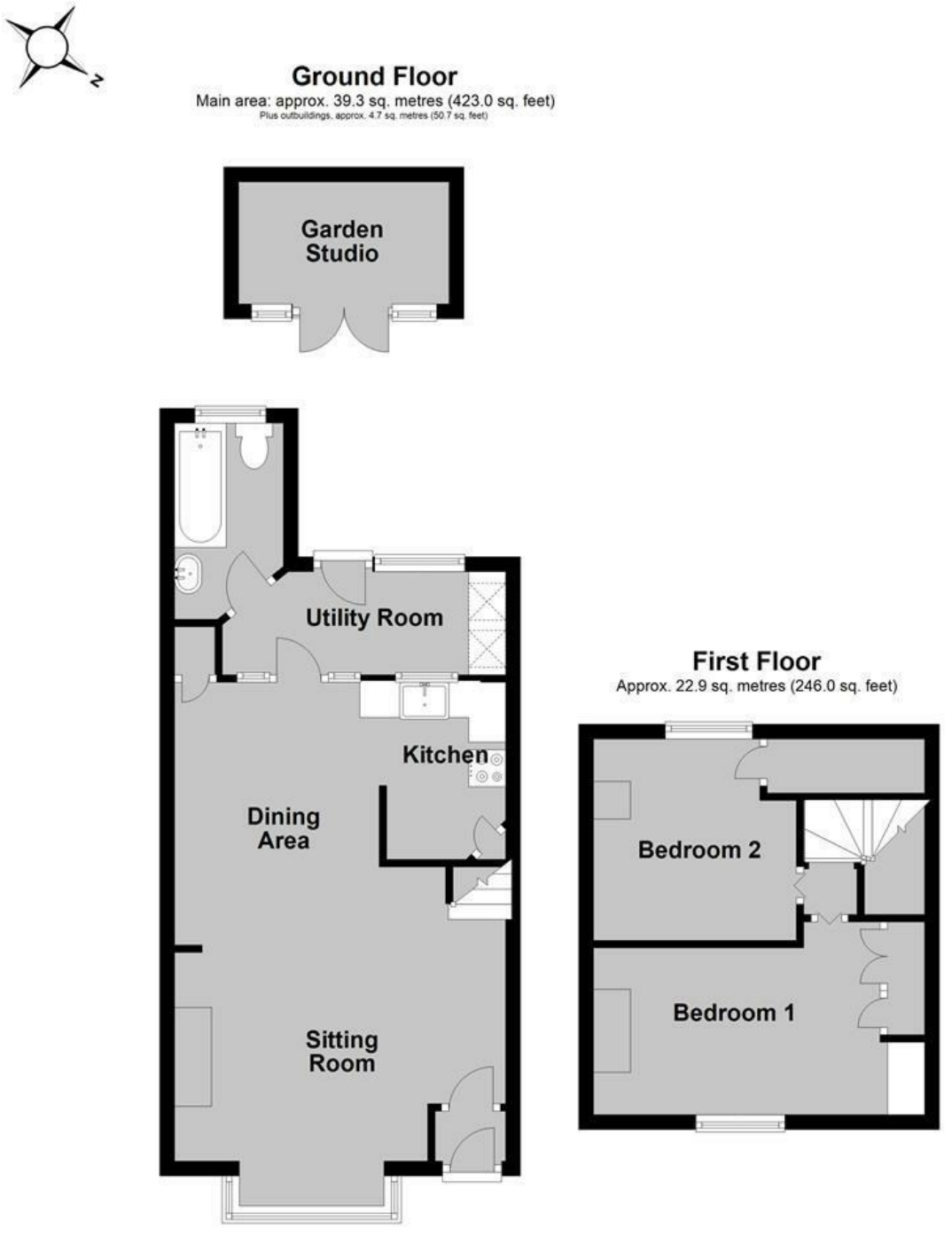
• **Bedroom 2**
9'3" x 8'11" (2.82m x 2.73m)
at maximum points.

OUTSIDE

• **Garden**
19" x 15" (5.79m x 4.57m)
at maximum points.

• **Garden Studio**
9'4" x 5'4" (2.85m x 1.65m)
at maximum points.

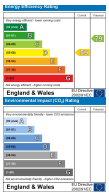
Video Tour
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Main area: Approx. 62.2 sq. metres (669.0 sq. feet)
Plus outbuildings, approx. 4.7 sq. metres (50.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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