

CHRISTOPHER HODGSON



Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

86 Albert Street, Whitstable, Kent, CT5 1HT

A 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, which is half a mile distant.

The picturesque south facing rear garden has been thoughtfully landscaped, extending to 38ft (11m) and incorporates a patio seating area, with pedestrian access to the rear via an alleyway from St Peters Road. No onward chain.

The bright and spacious accommodation is arranged to provide a sitting room, dining room, a smartly fitted kitchen, and a stylish shower room. The first floor comprises two double bedrooms, and a study/dressing room.



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 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 11'8" x 10'0" (3.56m x 3.05m)
- Dining Room 11'8" x 10'0" (3.56m x 3.05m)
- Kitchen 14'5" x 5'5" (4.41m x 1.67m)

- Shower Room

FIRST FLOOR

- Bedroom 1 11'8" x 10'0" (3.56m x 3.05m)
- Bedroom 2 11'8" x 10'0" (3.56m x 3.05m)
- Study / Dressing Room 9'7" x 5'9" (2.92m x 1.75m)

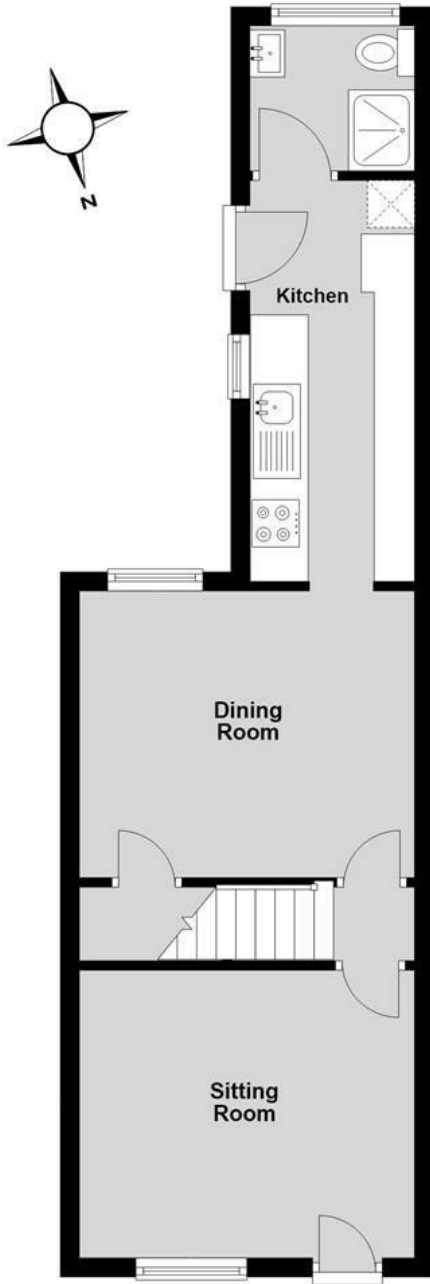
OUTSIDE

- Garden 38' x 11' (11.58m x 3.35m)



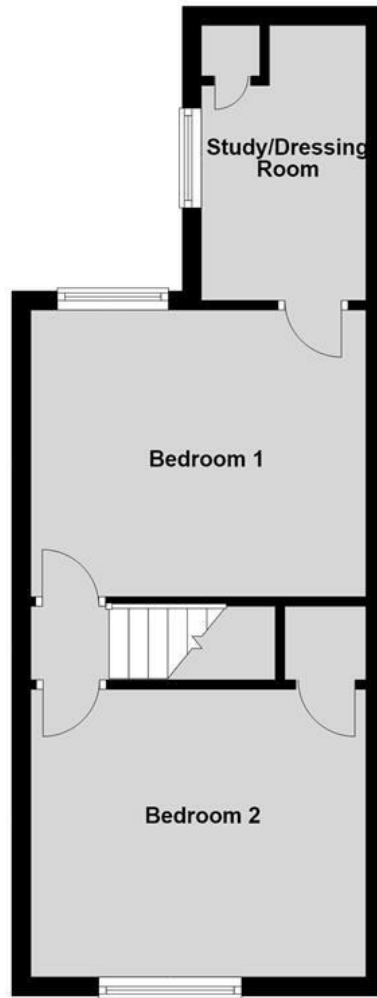
Ground Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year	A		
71-100 kWh/m ² per year	B		
55-70 kWh/m ² per year	C		
41-55 kWh/m ² per year	D		
27-41 kWh/m ² per year	E		
13-27 kWh/m ² per year	F		
1-13 kWh/m ² per year	G		

Energy Efficiency Rating: **C** (Current), **D** (Target)

England & Wales | EPC Directive 2002/91/EC

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