



7a Harbour Street, Whitstable, Kent CT5 1AG

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Whitstable, Kent CT5 1AG

Guide Price £230,000

Share of Freehold

A rarely available one bedroom Garden Flat situated in the heart of the vibrant seaside town of Whitstable. Located in the picturesque conservation area it is just a two minute walk from the harbour and seafront.

- *One Bedroom
- *One Reception Room
- *Wonderfully High Ceilings
- *Kitchen
- *Bathroom
- *Brick Built Outhouse
- *Private Courtyard Garden
- *On Whitstable's bustling High Street
- *Two minutes from the Harbour & Beach

This accommodation is arranged on one floor and begins in an entrance hall shared with the upstairs flat. The home's private internal door opens onto a good size sitting/dining room with exposed floorboards and large Victorian bay window.

The bedroom opens up onto a quiet courtyard garden with access to the Outhouse, which is currently used for storage but offers development potential for an additional habitable room.

The gallery kitchen is fitted with floor to ceiling shelving, electric cooker, integrated cupboards and washing machine. A doorway then leads onto a bathroom with a full size bath & overhead shower and another doorway to the separate WC.



Harbour Street offers an enviable position on the High Street and is within a short stroll of the beach and harbour. Whitstable is a charming seaside town that boasts colourful rows of fisherman's cottages, beach huts and the legacy of a working harbour. The award winning High Street has a diverse range of busy independent shops, cafes and restaurants specialising in seafood & Kent's Garden of England produce. The mainline railway station at Whitstable, just a ten minute walk from Harbour Street, provides frequent services to London Victoria in approximately 70 minutes. The high speed service provides access to London St Pancras in approximately 73 minutes and Margate, in the opposite direction, can be reached in 20 minutes.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property as it is owned by a member of staff.

The accommodation is as follows:

(NB: all measurements are an approximate guide only)

Ground Floor

Living/Dining Room	3.75 x 3.07m
Bedroom	3.90 x 3.16m
Kitchen	2.59 x 2.45m
Bathroom	2.71 x 2.05m
Outhouse	1.94 x 2.05m

External

Rear garden	5.47 x 2.45m
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Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band A (Canterbury City Council)

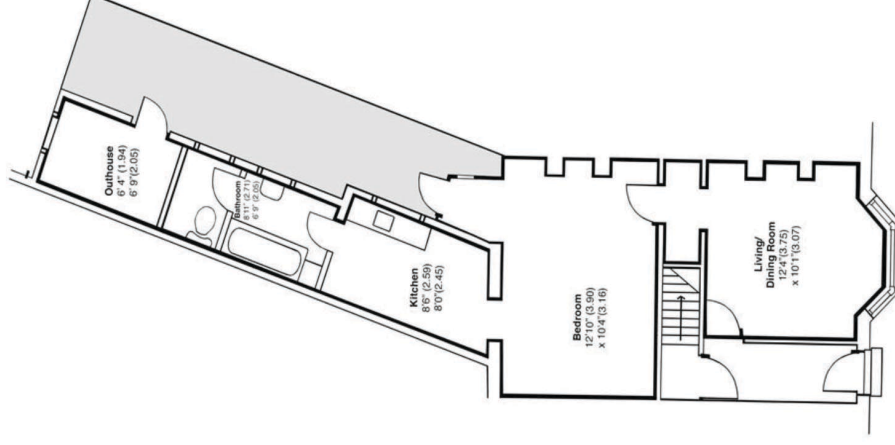
Energy Rating: Current 68 | D. Potential 75 | C

Viewing by appointment only: Finn's Canterbury
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Approximate Area 427 sq ft = 39.7 sq m
For identification only - Not to scale



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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