

# KE



29 Albert Street, Whitstable, CT5 1HS

£349,500

- Period Property With No Forward Chain
- Walking Distance To The Beach And Gorgeous Working Harbour
- High Speed Rail Links Into London St Pancras
- Minutes From Stunning Whitstable Town Centre
- Beautiful Restaurants On Your Doorstep

# 29 Albert Street, Whitstable CT5 1HS

This delightful period end-terrace house on Albert Street offers a perfect blend of comfort and style.

The inviting lounge on the ground floor really does provide a warm and welcoming atmosphere, perfect for relaxing after a long day.

Whitstable is well-known for being "criss-crossed" by a network of narrow alleys, historic fishermen's paths, and winding streets that connect the main town to the seafront and this delightful, period property is right in the middle of it.

The heart of the home is undoubtedly the large kitchen diner, which is perfect for entertaining guests or enjoying family meals. This space is complemented by a convenient utility room, adding practicality to your daily routines.

Step outside to discover a beautiful and charming rear garden, a tranquil retreat where you can unwind and enjoy the fresh sea air. This outdoor space is perfect for summer barbecues or simply enjoying a quiet moment with a book.

With its prime location in Whitstable, you will be just a short stroll away from the town's famous beaches, working harbour, vibrant shops, and delightful eateries.

In summary, this really is a lovely property that requires no work located in the heart of a really lovely place to live, a quintessential, delightful home, and it truly is a wonderful opportunity for anyone looking to settle in a picturesque location.



3



1

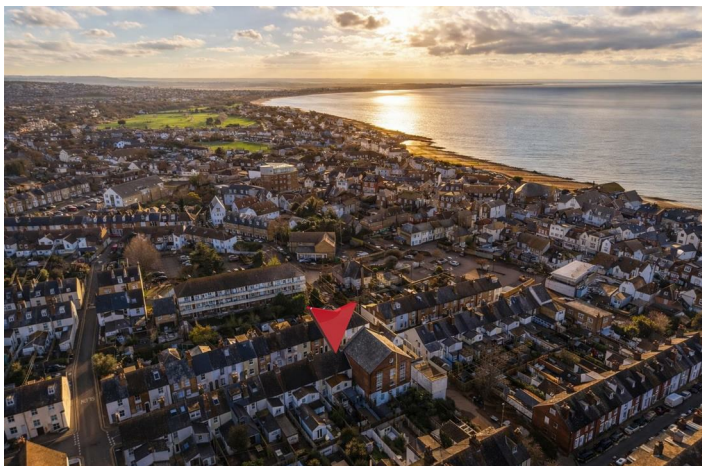


1



D

Council Tax Band: B



## GROUND FLOOR

### Living Room

12'5 x 10'2

### Kitchen/Diner

13'9 x 12'4

### Bathroom

### Conservatory

9'1 x 6'2

### Utility Room

6'9 x 6'9

## FIRST FLOOR

### Bedroom 1

12'4 x 10'4

### Bedroom 2

12'4 x 10'4

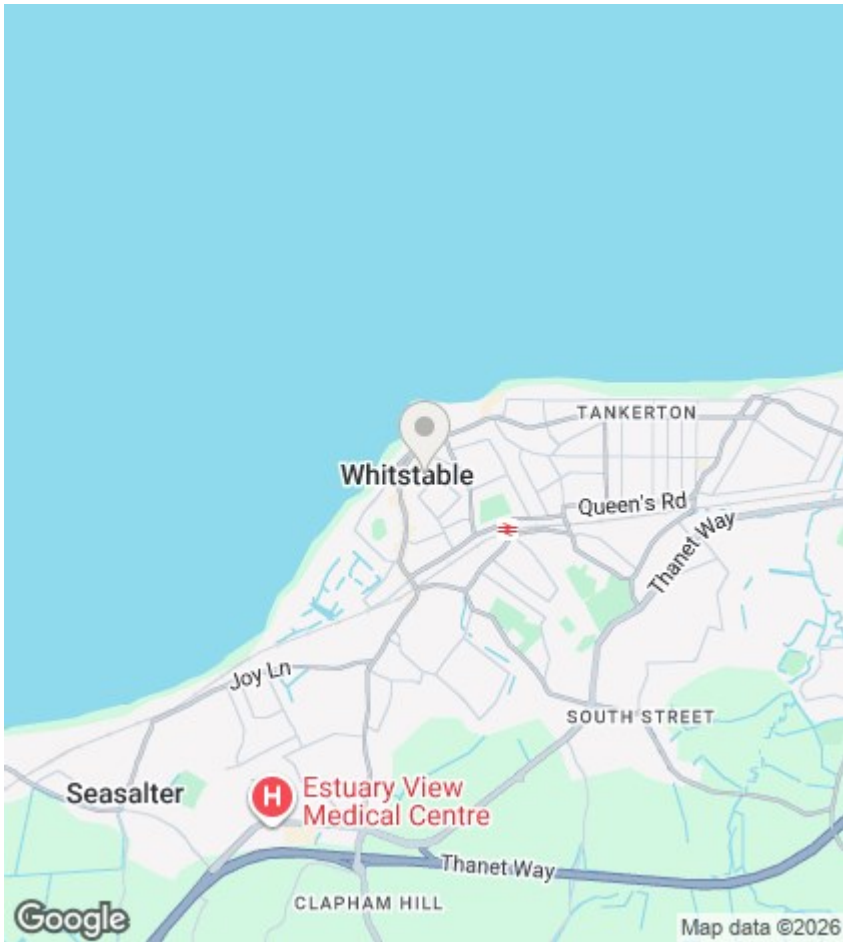
### Bedroom 3

9'3 x 6'9

## OUTSIDE

### Rear Garden

## COUNCIL TAX BAND B



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

