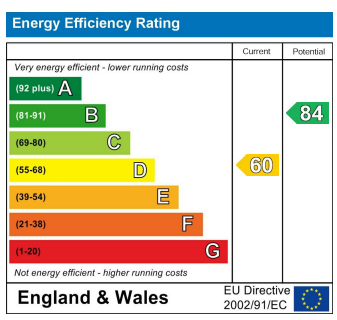
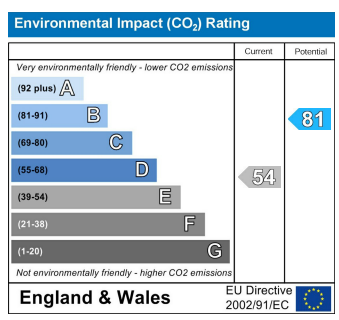
MARK SMITH Estate Agents

3 Albert Street
Whitstable, CT5 1HP





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3 Albert Street
Whitstable, CT5 1HP

CHAIN FREE SALE - Situated within the heart of Vibrant Whitstable within a few minutes' walk of both Whitstable beach (161m) and the charming high street with its array of independent retailers and favoured eateries, this home is a blank canvas and would now benefit from a programme of refurbishment to restore it to its former glory. The accommodation currently comprises open plan lounge/diner, kitchen and bathroom on the ground floor with two double bedrooms upstairs. Outside the garden is ready for a makeover and with a little planning, pottering and planting could be enhanced to provided a pleasant outdoor space away from the hustle and bustle. This property provides a fabulous opportunity for those of us looking to design and create our own home, coastal retreat or rental investment.

Flexible viewings, 7 days a week, call Mark Smith Estate Agents 01227 272155.

£279,950

Lounge/Diner
25'2 x 11'6 (7.67m x 3.51m)
Window to the front and sash window to the rear. Two radiators. Power points. Period fireplace. Wall mounted gas fire (not tested). Cupboard housing consumer unit and electric meter. Exposed floorboards. Stairs to first floor. Door to kitchen.

Kitchen
12'3 x 6'1 (3.73m x 1.85m)
Upvc double glazed window to the side and door to the rear garden. Range of wall, base and drawer units. Work surface with inset stainless steel sink unit. Wall mounted gas boiler. Door to bathroom.

Bathroom
6'5 x 5'7 (1.96m x 1.70m)
Upvc double glazed obscure window to the side. Suite comprising bath, pedestal wash hand basin and closed couple WC. Radiator.

Landing
Door to bedrooms one and two.

Bedroom 1
11'8 x 11'3 (3.56m x 3.43m)
Window to front. Radiator. Built-in cupboard with access to the loft. Exposed floorboards.

Bedroom 2
11'7 x 11'2 (3.53m x 3.40m)
Sash window to the rear. Radiator. Exposed floor boards.

Garden
25'4 x 12'10 + side return 20' x 4'5 (7.72m x 3.91m + side return 6.10m x 1.35m)
Predominantly laid to concrete with two flower beds. Timber shed. Exterior tap. Pedestrian gate to rear.

Location & Amenities
The bustling High Street offers an array of individual boutiques, cafes, traditional pubs and celebrated restaurants well known for serving local seafood. The railway station with services in to London is within easy reach (approx 0.5 miles) offering frequent services to London Victoria (approximately 86 minutes) and high speed links to London St Pancras (approximately 75 minutes). The A299 easily is accessible and provides access to major roads.