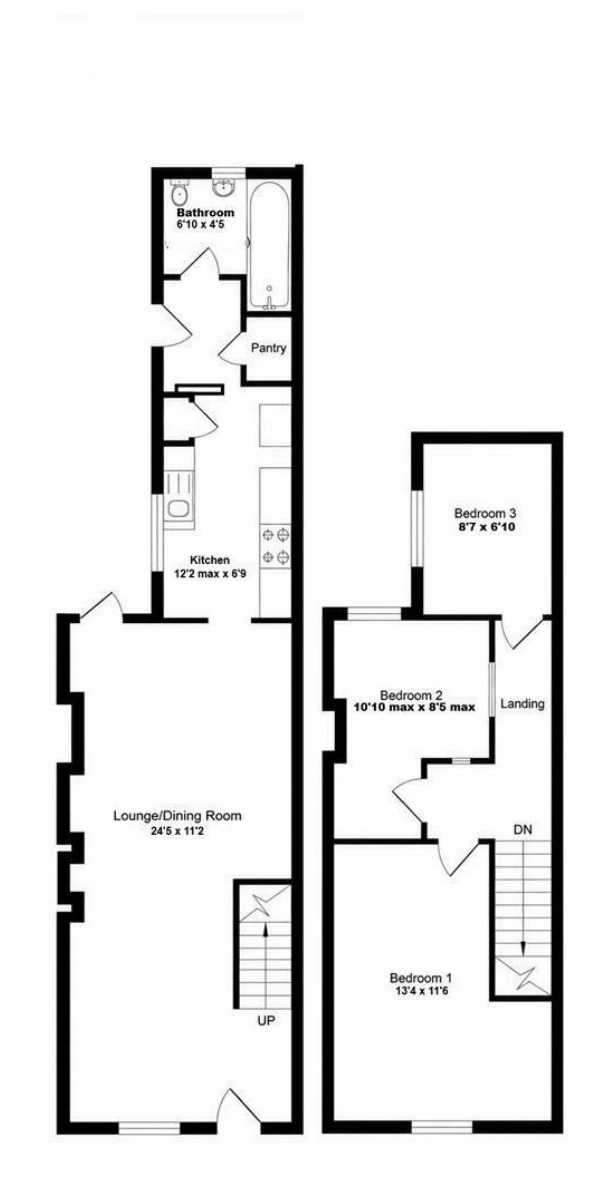
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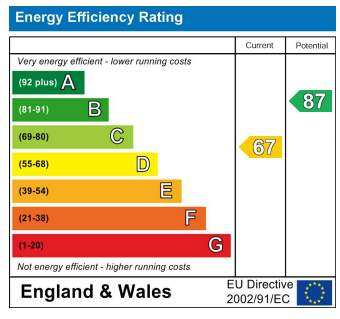
**98 Albert Street**
**Whitstable, CT5 1HT**

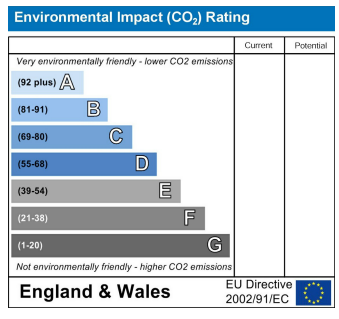









Spiller Brooks Estate Agents  90-92 High Street, Whitstable CT5 1AZ  Tel: 01227 272155  www:spillerbrooks.co.uk

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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

## 98 Albert Street
## Whitstable, CT5 1HT

FABULOUS HEART OF WHITSTABLE LOCATION - situated on the sunny side of the street this traditional and highly desirable terrace cottage is within minutes of the picturesque seafront and vibrant town centre.

With exposed floorboards and attractive presentation throughout, this home embraces modern day living meeting the desire for a social and practical space with an open plan lounge and dining room.A practical kitchen and crisp white bathroom complete the ground floor with three bedrooms on the first floor.

A Southerly facing rear garden ensures this home embraces the best of both worlds; a secluded and private setting providing a tranquil haven to enjoy a sunny day away from the hustle and bustle, yet within minutes of the beach.

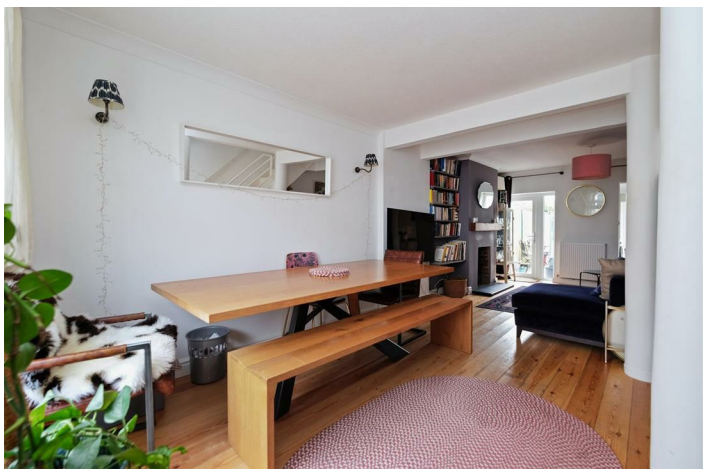
Whitstable is a flourishing and fashionable coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes add to the appeal of living by the sea.

A superb opportunity to enjoy coastal living in a thriving seaside town.

**£375,000**









### Lounge/Diner
24'5 x 11'2 (7.44m x 3.40m)

### Kitchen
12'1 max x 6'9 (3.68m max x 2.06m)

### Lobby
4'2 x 3'2 (1.27m x 0.97m)

### Bathroom
6'10 x 4'5 (2.08m x 1.35m)

### Landing

### Bedroom 1
13'4 x 11'6 (4.06m x 3.51m)

### Bedroom 2
10'10 max x 8'5 max (3.30m max x 2.57m max )

### Bedroom 3
8'7 x 6'10 (2.62m x 2.08m)

### Rear Garden

### Tenure
This property is Freehold.

### Council Tax Band
Band B - £1865.10 2026/27
(May we respectfully suggest that interested parties make their own investigations)

### Floorplans & Dimensions
Floorplans are intended to give a general indication of the property layout, dimensons should not be used for carpet or flooring sizes, appliances or items of furniture.

### Adaptations
There are no adaptations to this property.

### Location & Lifestyle Amenities
Whitstable offers a diverse range of amenities including water sports facilities, a thriving arts culture, independent retailers, favoured restaurants and cafes.

Whitstable has a good mix of GP services with Estuary View Medical Centre also providing urgent care and in-house minor operations and procedures.

The mainline railway station (0.4 miles on foot - approx 8/10 minutes or 0.6 miles by car) provides fast and frequent links to both London St Pancras & London Victoria.

Frequent bus services to local towns (322 metres - approximately a 3/4 minute walk) are available in Harbour Street.

Motorway links can be accessed via the A299 Thanet Way (approx 1.8 miles).

### ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.





