

27A Albert Street, Whitstable  
£335,000



# 27a Albert Street

Whitstable, Whitstable

CONSERVATION AREA | WELL PRESENTED COTTAGE | CLOSE TO HARBOUR, BEACH AND HIGH STREET | GREAT HOLIDAY LET OR SECOND HOME. Set back from the road on a pedestrian walkway this beautifully presented this cottage is located in the heart of Whitstable's famous conservation area and close to its colourful High Street, station and peaceful shingle beaches, this house is enviably positioned. The charming property is fully double glazed throughout and comprises of an open plan ground floor including entrance hall, living room and kitchen diner. On the first floor you will find two light and airy double bedrooms and the contemporary shower room. This property would make an ideal investment opportunity with its low maintenance lending itself to a 'lock up and leave' second home or a holiday let.

Council Tax band: B

Tenure: Freehold

- Conservation Area
- Low Maintenance
- Great Holiday Let
- Central Location
- Close To The Harbour

**Entrance**

**Entrance Hall**

**Living Area**

Dimensions: 3.53 x 3.96 (11'6" x 12'11" ).

**Kitchen And Dining Area**

Dimensions: 2.11 x 3.53 (6'11" x 11'6" ).

**First Floor**

**Shower Room**

**Bedroom One**

Dimensions: 2.08 x 3.58 (6'9" x 11'8" ).

**Bedroom Two**

Dimensions: 3.05 x 2.13 (10'0" x 6'11" ).

## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)