



Charles Bainbridge

12 Old Bridge Road,  
Whitstable, Kent, CT5 1RH

£475,000























A most attractive semi-detached family house offering delightfully presented accommodation in a convenient setting with easy access to Whitstable railway station. The property provides well-proportioned accommodation with a host of interesting features. There is an impressive kitchen/dining room to the rear overlooking the garden, having a comprehensively fitted kitchen with a matching island unit, a range of integral appliances, and solid woodwork surfaces. To the front is an attractive sitting room with a bay window and there is a shower room with w.c and utility area. On the first floor are three double bedrooms and the family bathroom. The property benefits from double glazed windows and gas fired central heating.

To the front is a brick paved driveway providing parking and a side path reaches a timber gate giving pedestrian access to the rear garden. The rear garden measures approx. 45ft (13.71m) max depth x 23ft (7.01m) with paved patio onto the lawn and mature borders to one side. To the rear is a timber deck area and a timber shed. The garden is enclosed by wood panel fencing with a mature hedge to one side.

The property enjoys an enviable setting in a sort after location close to Whitstable railway station and only half a mile from the town centre and seafront. Whitstable is a popular seaside town famous for its fishing heritage, particularly oyster fisheries. There is a comprehensive range of shopping facilities in the town including a colourful array of independent retailers and restaurants. There is a wonderful coastline offering lovely walking, cycling, and a range of water sports. Easy access can be gained onto the A2 to Dover and the M2 to London. The Cathedral City of Canterbury is accessible to the south providing a further range of leisure, shopping, and educational facilities.

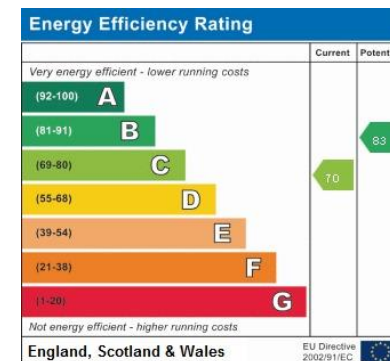
Services: All mains services are understood to be connected to the property.

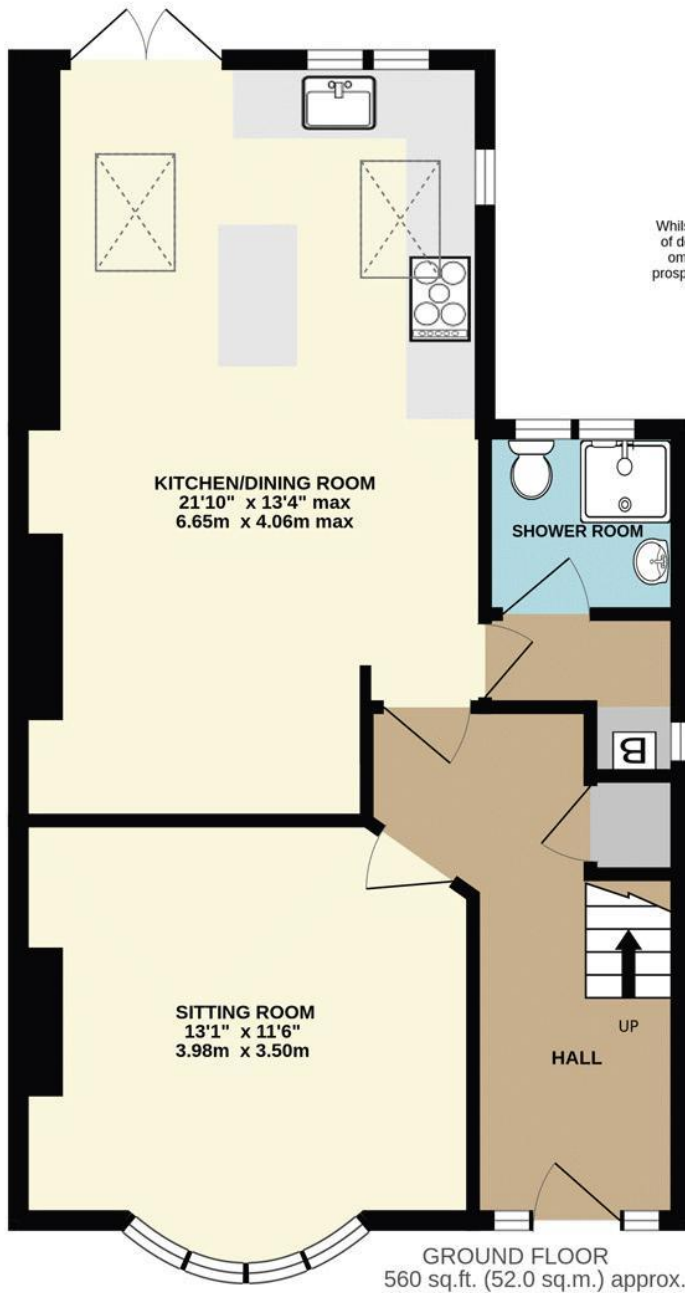
Tenure: Freehold

Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road,  
Canterbury, Kent, CT1 1YW.

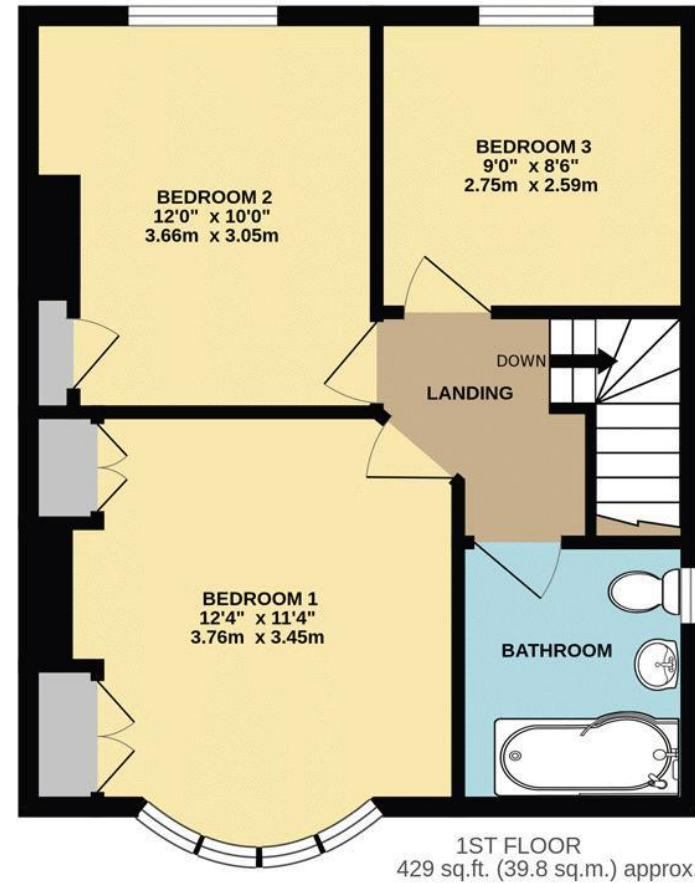
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)





TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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