



Charles Bainbridge



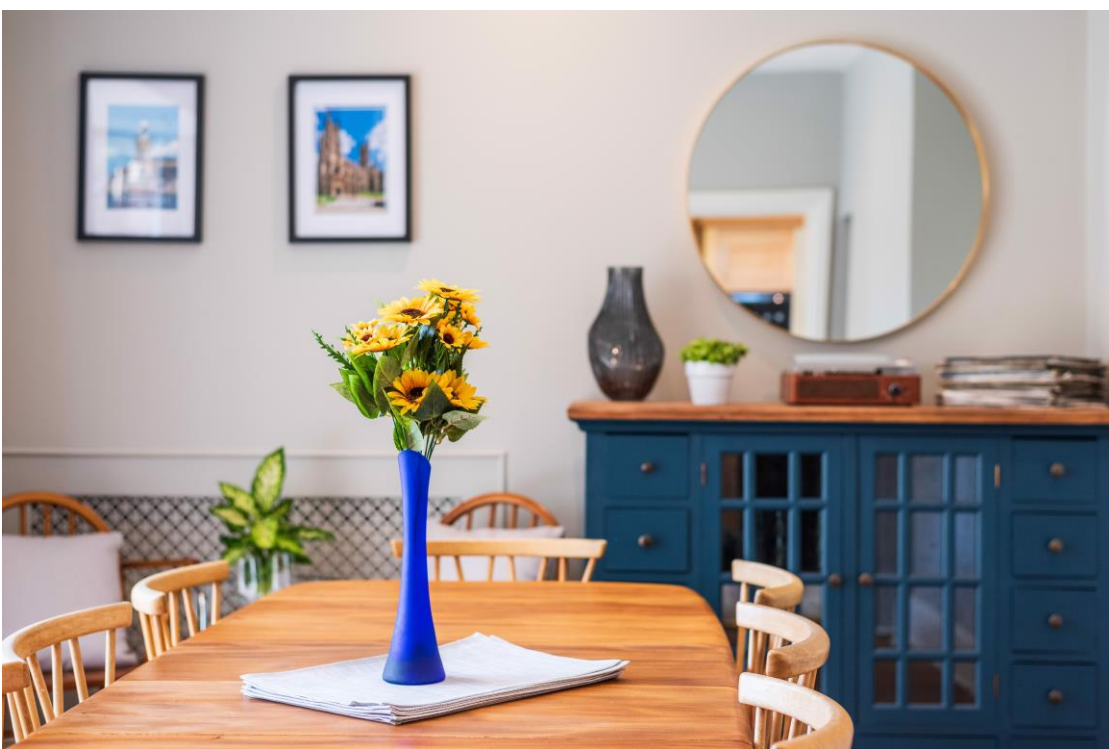
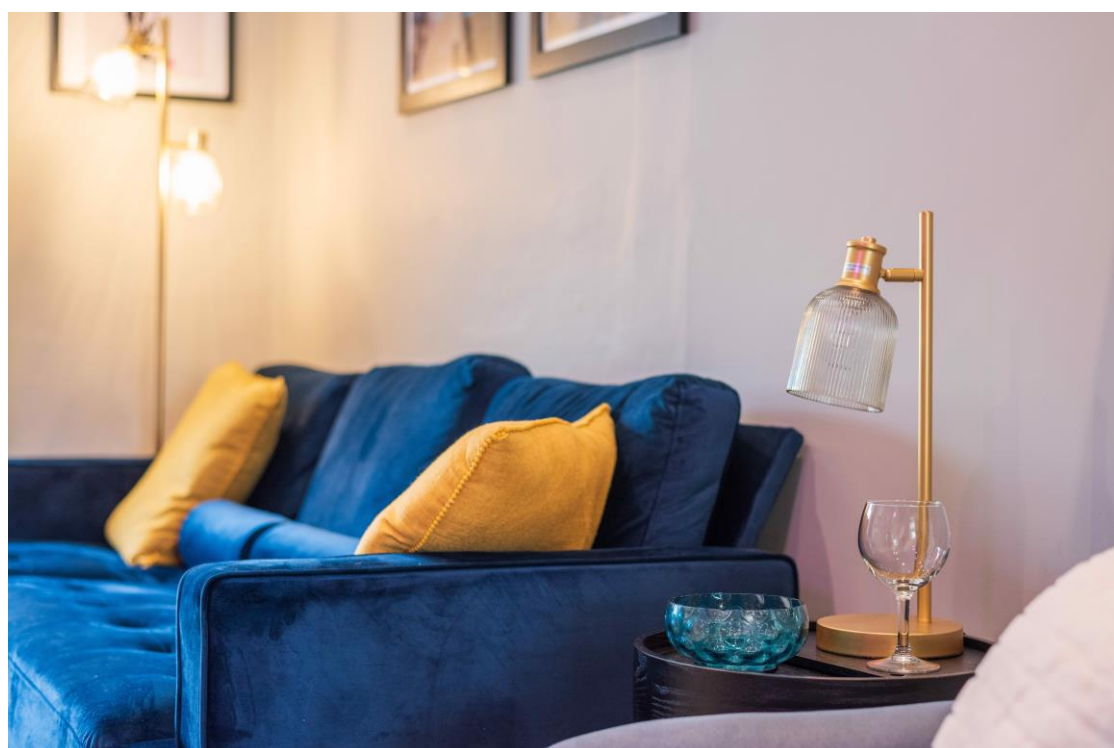
2 St. Alphege Lane,
Canterbury, Kent, CT1 2EB

£825,000











An elegant Grade II listed Georgian townhouse, situated in the heart of Canterbury. The property presents a rare opportunity for those seeking a home rich in character, convenience, and charm. Spread across four floors with elegant proportions, this immaculately presented home seamlessly blends traditional features with modern comforts. The property boasts period features including feature fireplaces, high ceilings, and ornate ceiling cornices which add to the property's timeless appeal. The ground floor comprises a spacious entrance hall with storage cupboard, stairs leading to the lower ground floor and staircase rising to the first floor. The cosy sitting room has a feature fireplace and window to the front. To the rear is the good size dining room with bay window and French doors overlooking and opening onto the pretty courtyard garden. Adjacent to the dining room is the well-appointed kitchen with a range of wooden wall, drawer and units, integrated appliances, breakfast bar and domed skylight window allowing an array of natural light to the room. There is also a functional utility room and a separate downstairs w.c. The lower ground floor is a useful cellar, ideal for storage. On the first floor is the principle bedroom which benefits from a beautiful bay window overlooking the garden and enhancing the bright and airy feel. There are two further generous bedrooms and a stylish shower room. The second floor hosts two further generous sized bedrooms both with storage cupboards and a family bathroom. The property benefits from gas fired central heating and is being sold with no onward chain.

Externally, to the rear is a charming walled courtyard garden, perfect for alfresco dining or relaxing with a circular brick-paving terrace and a range of shrubs and climbing plant. The property also benefits from a separate garage providing valuable parking or extra storage space.

The property is set on St Alphege and is just off Palace Street, part of the Kings Mile area of the City, well known for its colourful variety of independent retailers, restaurants, cafes and bistros. The City centre is a short walk, as are the Cathedral precincts. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high quality schools, colleges and universities. The High-Speed rail link from Canterbury West station provides services to London St. Pancras in approx. 55mins.

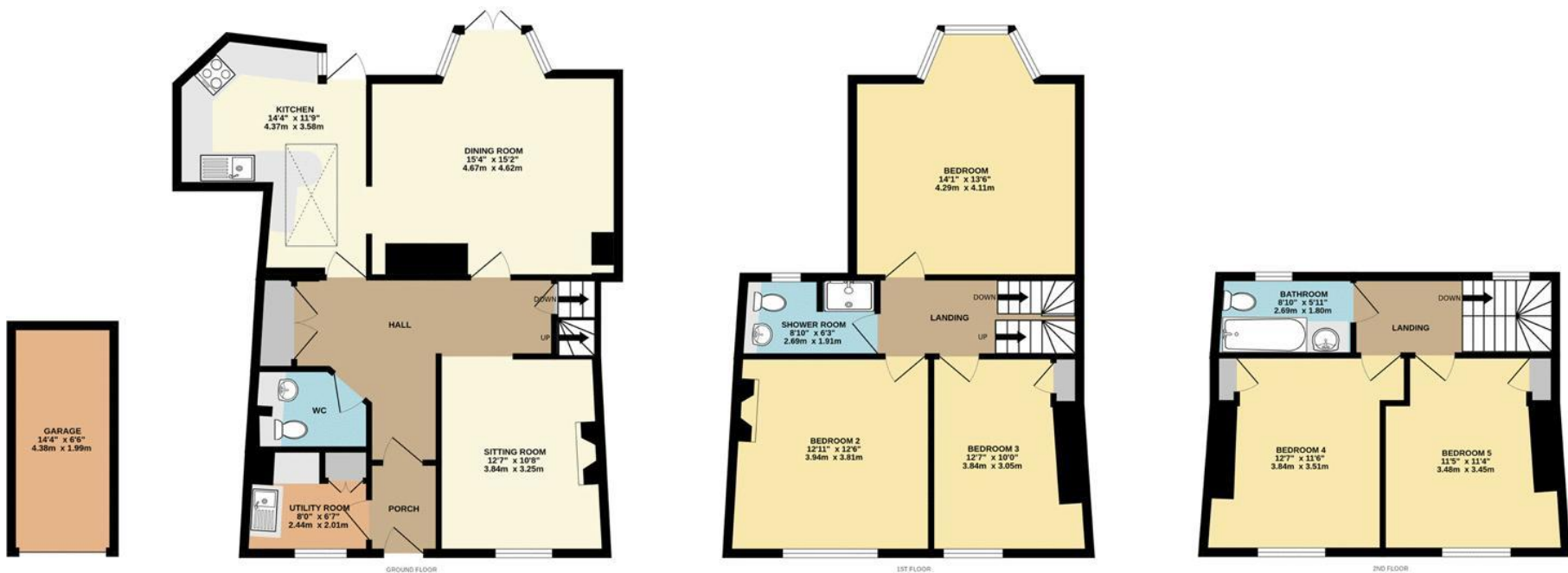
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: F

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



TOTAL FLOOR AREA : 1879sq.ft. (174.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

















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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