

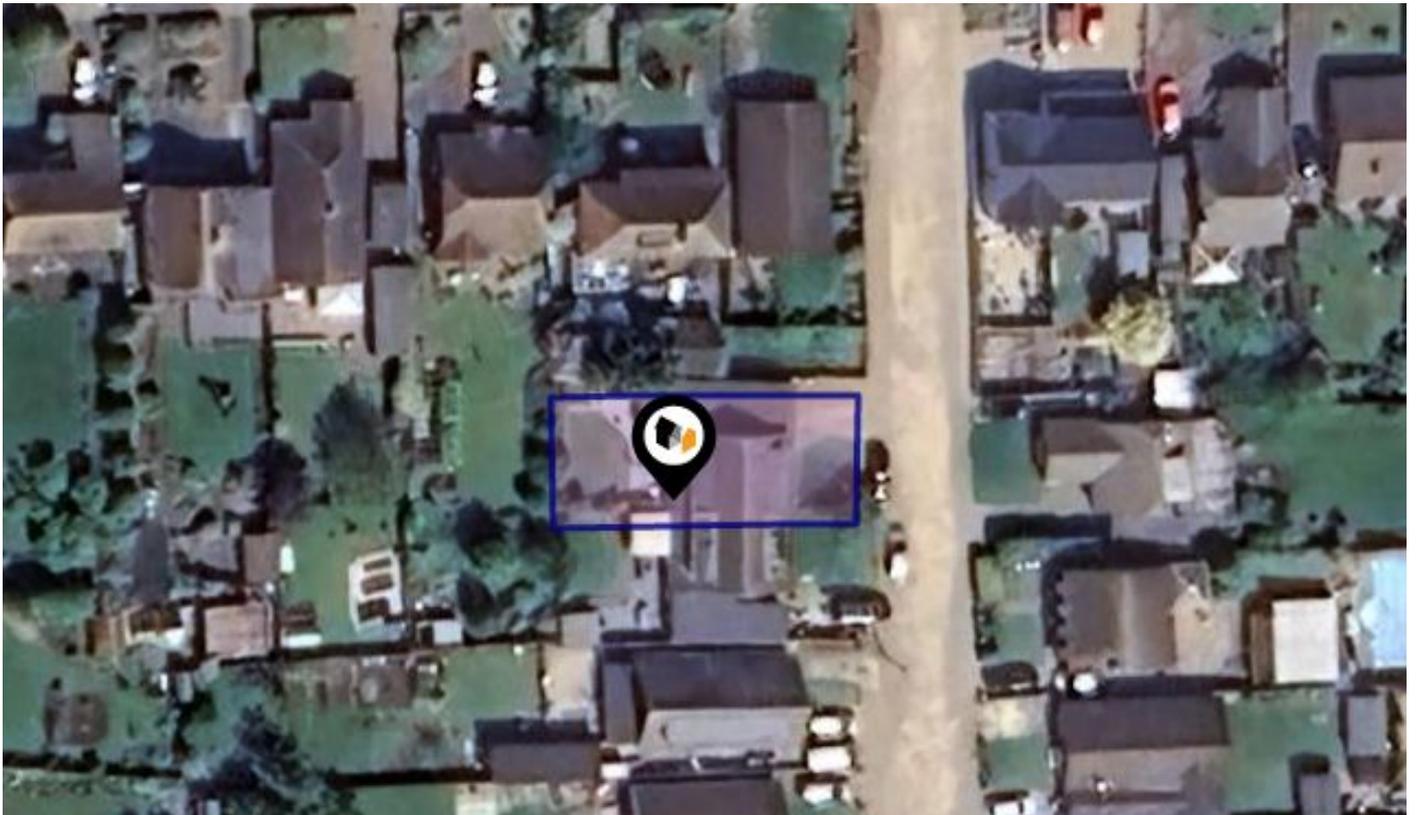


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



BIRCH ROAD, WHITSTABLE, CT5

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Welcome to Birch Road, a beautifully presented and deceptively spacious home located in the sought-after area of Whitstable. Boasting a generous total floor area of approximately 1,593 sq. ft., this versatile property is thoughtfully designed to accommodate the needs of a growing family or those seeking multigenerational living solutions.

The ground floor offers a superb flow of living spaces, including a light-filled lounge measuring 20'8" x 12'0", a stylish dining room, and a modern kitchen, perfect for entertaining. With two bedrooms on this level and a separate utility room, the home provides ample space for all your day-to-day needs. Upstairs, the first floor presents a private sanctuary featuring a spacious main bedroom with its own en-suite shower room, making it perfect for added privacy or as a retreat for extended family members. The additional first-floor landing space offers flexibility for use as a study or sitting area.

Outside, the property benefits from a practical garage and a driveway for off-road parking. Located in a desirable and peaceful residential area, 2 Birch Road is within easy reach of Whitstable's vibrant town centre, excellent schools, and the picturesque coastline. This property is a must-see for anyone looking for a versatile and spacious home that accommodates all the needs of modern family living.

GROUND FLOOR

- **Lounge (6.31m x 3.67m / 20'8" x 12'0")**

A spacious and bright living area, ideal for relaxing or entertaining, with ample natural light.

- **Open-Plan Kitchen and Dining Room (Kitchen: 3.25m x 2.67m / 10'8" x 8'9", Dining Room: 4.62m x 2.80m / 15'2" x 9'2")**

The kitchen, located at the front of the property, is thoughtfully designed with a modern layout, flowing seamlessly into the dining area. This open-plan configuration is perfect for family meals or entertaining guests.

- **Bedroom 3 (3.05m x 2.78m / 10'0" x 9'1")**

A comfortable double bedroom with views of the garden.

- **Bedroom 4 (3.03m x 2.49m / 10'2" x 8'2")**

A cozy fourth bedroom.

- **Bathroom (1.84m x 1.85m / 6'0" x 6'1")**

A family bathroom with contemporary fittings.

- **Utility Room (2.90m x 1.52m / 9'7" x 5'0")**

A functional space for laundry and additional storage.

- **Garage (4.65m x 2.95m / 15'3" x 9'8")**

Providing secure parking or storage, with easy access to the house.

FIRST FLOOR

- **Main Bedroom (3.83m x 3.58m / 12'7" x 11'9")**

A large double bedroom with its own en-suite, offering privacy and comfort.

- **En-Suite (1.67m x 2.54m / 5'6" x 8'4")**

A sleek, modern shower room with premium finishes.

- **Bedroom 2 (3.45m x 3.45m / 11'5" x 11'5")**

A spacious double bedroom, perfect for family or guests.

- **Landing (4.65m x 2.62m / 15'3" x 8'7")**

A flexible space that can serve as a study, sitting area, or additional storage.

OUTSIDE

Block Paved Driveway

Front Garden

Rear Garden

Composite Decking Area



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,593 ft ² / 147 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	K583959		

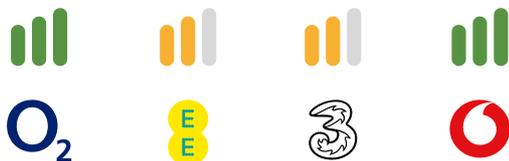
Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	55 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)

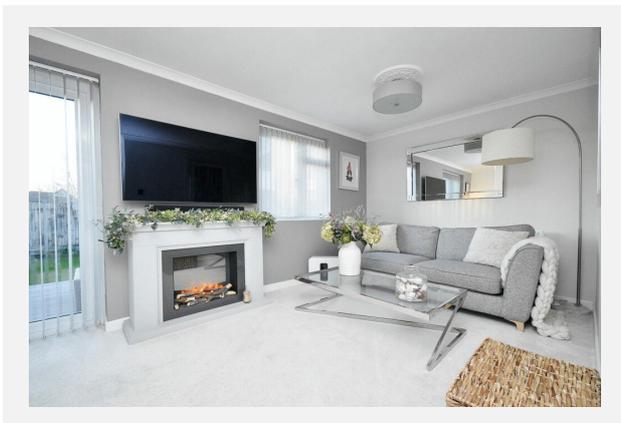


Satellite/Fibre TV Availability:



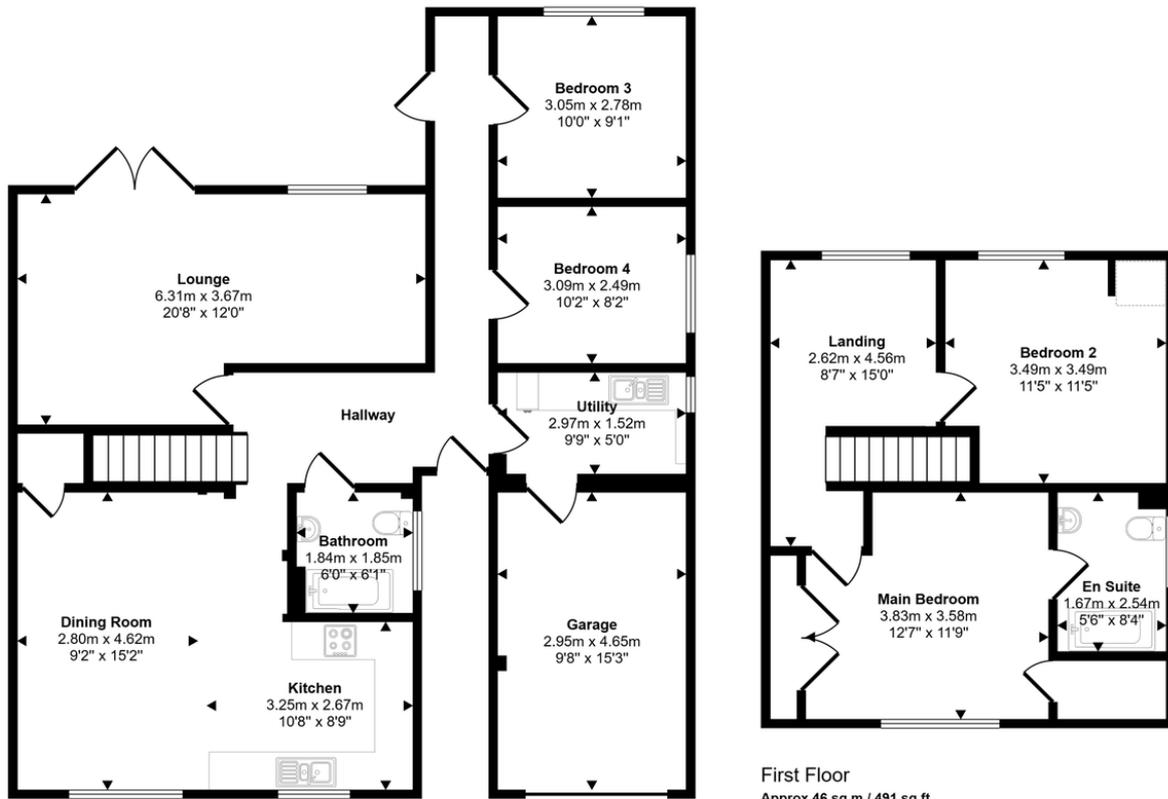






BIRCH ROAD, WHITSTABLE, CT5

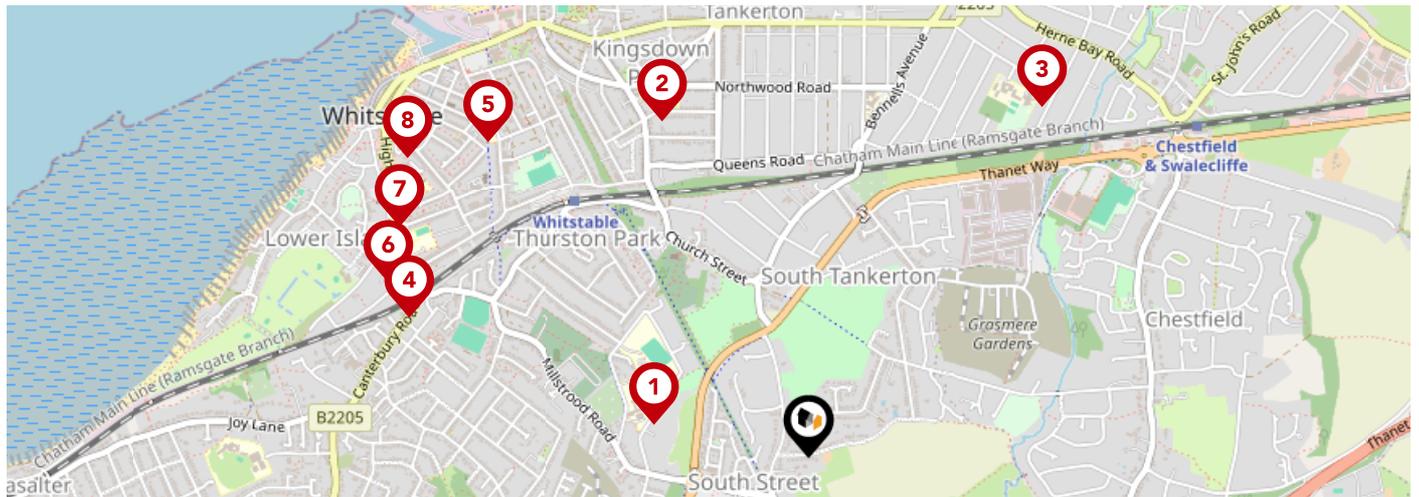
Approx Gross Internal Area
148 sq m / 1593 sq ft



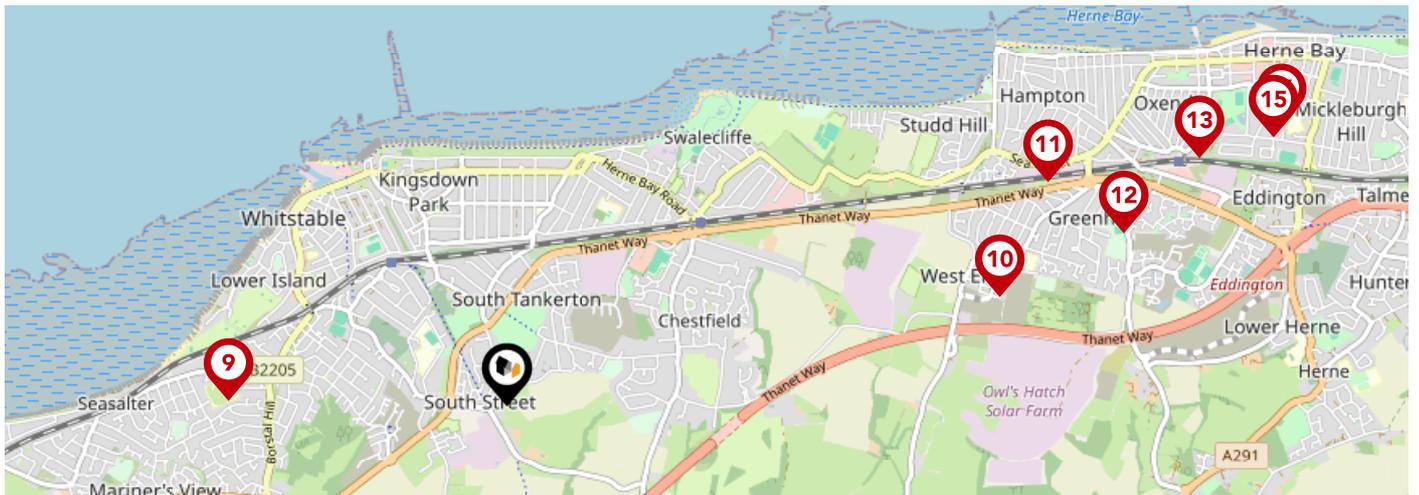
Ground Floor
Approx 102 sq m / 1102 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



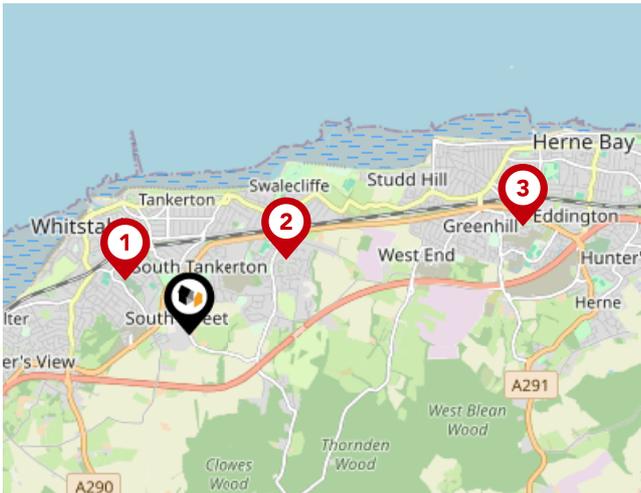
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	St Mary's Catholic Primary School, Whitstable Ofsted Rating: Good Pupils: 343 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swalecliffe Community Primary School Ofsted Rating: Good Pupils: 544 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alphege Church of England Infant School Ofsted Rating: Good Pupils: 199 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westmeads Community Infant School Ofsted Rating: Requires improvement Pupils: 143 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitstable Junior School Ofsted Rating: Good Pupils: 223 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitstable and Seasalter Endowed Church of England Junior School Ofsted Rating: Outstanding Pupils: 212 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ISP School Whitstable Ofsted Rating: Good Pupils: 11 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Joy Lane Primary Foundation School Ofsted Rating: Good Pupils: 616 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Briary Primary School Ofsted Rating: Good Pupils: 289 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hampton Primary School Ofsted Rating: Good Pupils: 675 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay High School Ofsted Rating: Good Pupils: 1580 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairlight Glen Independent Special School Ofsted Rating: Good Pupils: 5 Distance:3.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blean Primary School Ofsted Rating: Outstanding Pupils: 430 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay Infant School Ofsted Rating: Good Pupils: 302 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Herne Bay Junior School Ofsted Rating: Good Pupils: 384 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

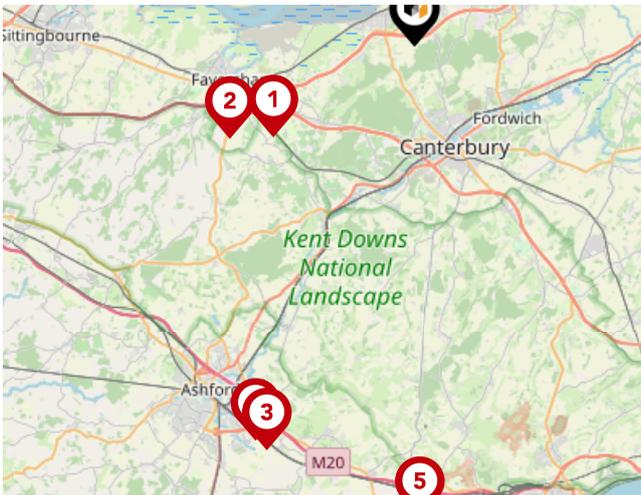
Area

Transport (National)



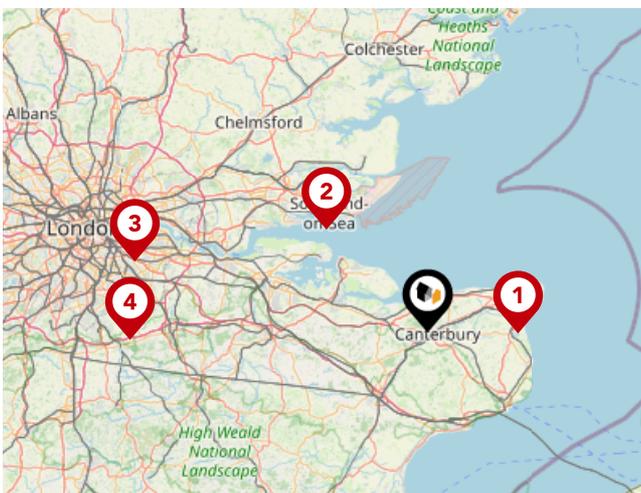
National Rail Stations

Pin	Name	Distance
	Whitstable Rail Station	0.77 miles
	Chestfield & Swalecliffe Rail Station	1.13 miles
	Herne Bay Rail Station	3.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	6.25 miles
	M2 J6	7.65 miles
	M20 J10A	15.98 miles
	M20 J10	15.82 miles
	M20 J11	17.62 miles

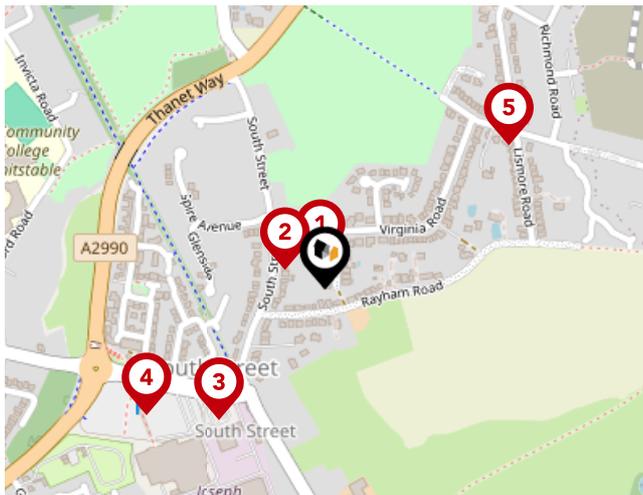


Airports/HELIPADS

Pin	Name	Distance
	Manston	13.47 miles
	Southend-on-Sea	21.15 miles
	Silvertown	44.28 miles
	Leaves Green	43.81 miles

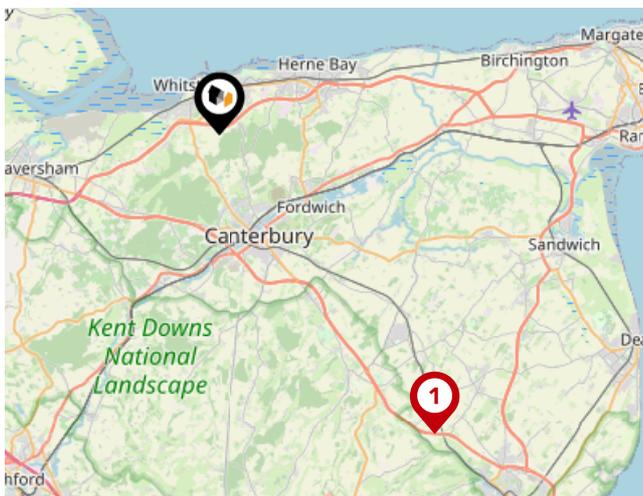
Area

Transport (Local)



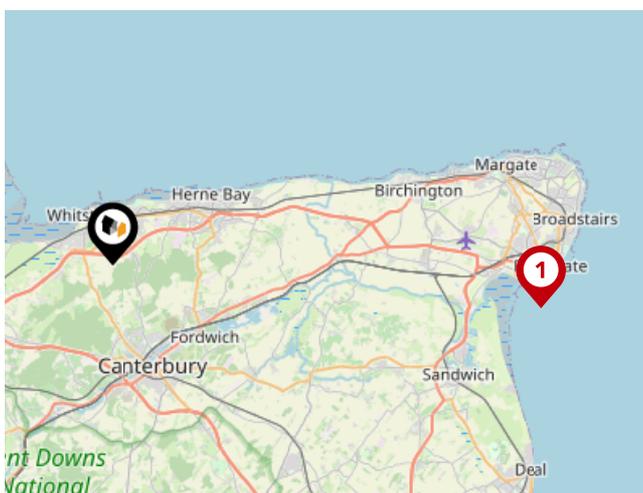
Bus Stops/Stations

Pin	Name	Distance
	Virginia Road	0.03 miles
	Virginia Road	0.05 miles
	Tesco	0.19 miles
	Tesco	0.25 miles
	Grasmere Road	0.27 miles



Local Connections

Pin	Name	Distance
	Shepherdswell Station (East Kent Railway)	13.65 miles



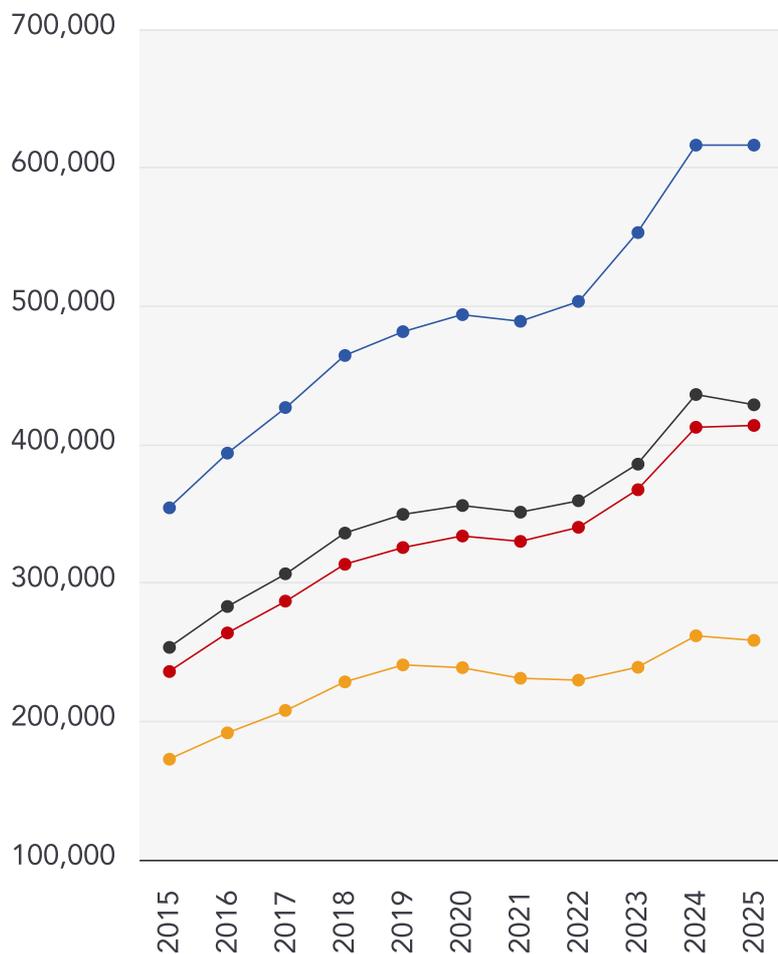
Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	15.84 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CT5



Detached

+73.97%

Terraced

+69.17%

Semi-Detached

+75.35%

Flat

+49.74%

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Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



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