



20 St. Mary's Grove
Seasalter | Whitstable | Kent | CT5 4AF

FINE & COUNTRY





Step inside

20 St. Mary's Grove

This delightful detached seaside property on the popular and prestigious Granville Cliff private estate is just 300 feet from Seasalter beach and has been designed to offer a variety of options. It would make a charming permanent family or multi-generational home, a great holiday home and weekend retreat or, because it has four ensuite double bedrooms, it could also be an excellent bed and breakfast or part holiday let for anyone looking to generate an income.

The property is approached along a private road and has block paved off road parking for several vehicles. A covered walkway leads to the contemporary front door that opens into a part panelled entrance hall with a cloakroom and understairs cupboard. On the ground floor there is a double bedroom at the front of the property with an ensuite shower that could always be used as an office for anyone working from home as it would provide easy access to business visitors. However it is adjacent to a second double bedroom with an ensuite shower and a fitted cupboard so these two rooms could always be partially blocked off to become a separate annexe for family members or as a seaside holiday let/bed and breakfast bedrooms.

The 'wow factor' in this property is the open plan living space that includes a well fitted kitchen, a good sized dining area and a very spacious lounge with a modern log burner and four bi-fold doors to the raised decked terrace and when these doors are open it seems to double the size of the seating area. The kitchen has been cleverly designed with a half-height wall concealing the sink and low units while still allowing those in the kitchen to be involved with family and friends in the rest of the room. The kitchen includes flat fronted units with granite worktops housing a gas hob, oven, fridge and dishwasher while additional appliances can be found in the adjacent utility room.

Upstairs there is a large galleried landing, a small bedroom that makes an excellent dressing room and two double bedrooms with partially vaulted ceilings. These include one with French doors to a Juliette balcony and an ensuite shower and the spacious dual aspect main bedroom with Velux windows, fitted cupboards and a luxurious ensuite bathroom with a bath and a contemporary double basin.

The very easy to manage south facing rear garden is ideal for anyone who is primarily looking for an outdoor entertainment space. It features the decked terrace for al fresco dining while the lower garden includes an artificial grass lawn that makes a great seating area and a pathway bordered by shrubs leading to a garden storage shed.





Seller Insight

“ This has been our permanent home for a number of years and we have thoroughly enjoyed the feel of being 'on holiday' virtually all the time and It has been wonderful to be able to stroll down to the beach with the kids and the dogs on a daily basis. However we have decided to start a new chapter in our lives.

We particularly like the location as we can walk into Whitstable town centre along the seafront or take a stroll along to the Michelin starred Sportsman restaurant. Whitstable is a charming town with its seafront, historic harbour, a wonderful mix of individual shops, bars, cafes and restaurants as well as a mainline station where the high speed train can take you to St Pancras in an hour and 15 minutes. For golfing enthusiasts there is the Whitstable and Seasalter golf club that also includes 10 pin bowling, an indoor and outdoor bowls club, tennis and water sports and if you want more choice there is also the Chestfield Golf club, while sailors can join the Whitstable Yacht Club or the Tankerton Sailing Club.

Canterbury is not far away and is a wonderful city with a wide variety of historic buildings, high street stores and individual shops as well as numerous restaurants, bars and two cinemas, plus the Marlowe and Gulbenkian theatres and two stations including Canterbury West servicing the high speed train to St Pancras. There are also excellent grammar and private schools, three universities and a further education college and plenty of opportunities for sporting enthusiasts with the Kent cricket ground as well as a golf club, sports club and swimming pool.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Whitstable Station	2.7 miles
Canterbury	8.2 miles
Dover Docks	32.3 miles
Channel Tunnel	24.8 miles
Gatwick Airport	64.4 miles
Charing Cross	62.2 miles

By Train from Whitstable	
High-Speed St. Pancras	1hr 15 mins
Canterbury	31 mins
London Charing Cross	1 hr 40 mins
London Victoria	1hr 41 mins
Ashford	1hr 32 mins
Canterbury West to St Pancras	54 mins

Leisure Clubs & Facilities

Whitstable and Seasalter Golf Club	01227 272020
Whitstable Yacht Club	01227 272942
Chestfield Golf Club	01227 794411
Whitstable Sports Centre	01227 274394
Whitstable Swimming Pool	01227 772422

Healthcare

Whitstable Medical Centre	01227 795130
Estuary View Medical Centre	01227 284300
Kent and Canterbury Hospital	01227 766877

Education

Primary Schools:	
St Mary's Catholic Primary	01227 272692
Swalecliffe Community Primary	01227 272101
The Kings Junior	01227 714000
St Edmunds Junior	01227 475000
Kent College Junior	01227 762436

Secondary Schools:

Simon Langton Grammar (Boys)	01227 463567
Simon Langton Grammar (Girls)	01227 463711
Barton Court Grammar	01227 464600
Kings School	01227 595501
Kent College	01227 783231
St Edmunds	01227 475000

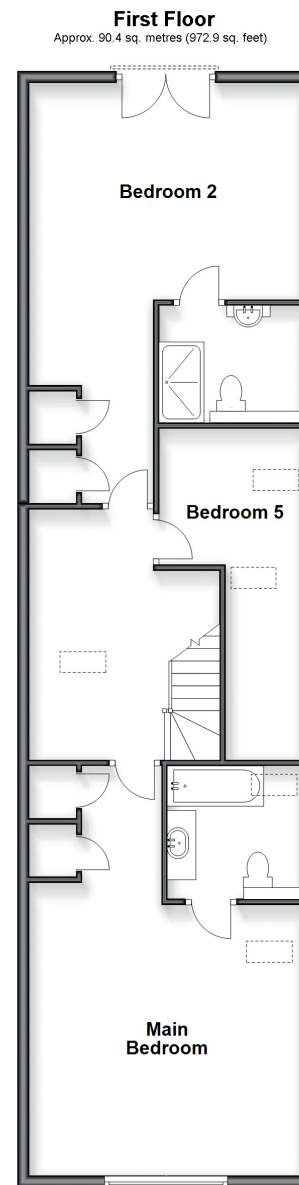
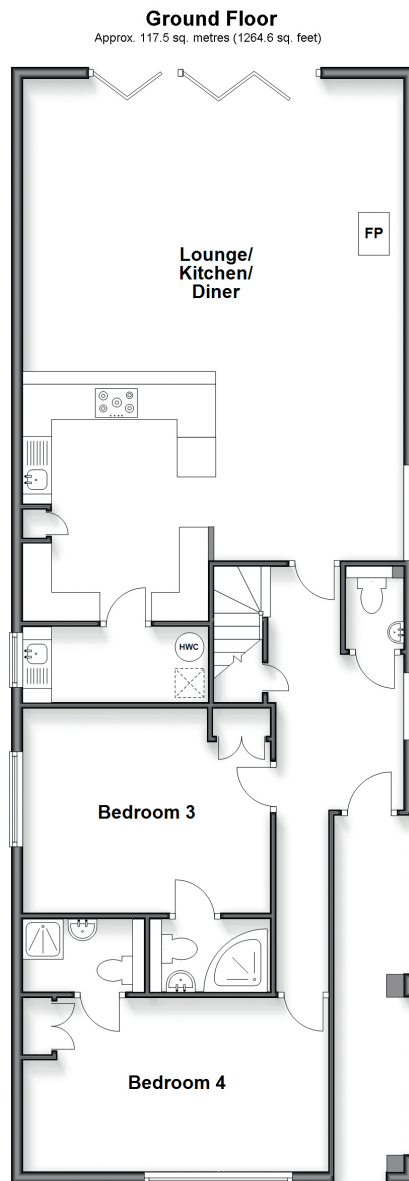
Entertainment

Marlowe Theatre	01227 787787
Gulbenkin Theatre	01227 769075
Abode Hotel	01227 766266
Fordwich Arms	01227 286690
Sportsman Seasalter	01227 273370
East Coast Dining Room	01227 281180
Whealers Oyster Bar	01227 273311

Local Attractions / Landmarks

Whitstable Harbour
Tankerton Slopes
Druid Stone Park
Wildwood Park
Whitstable Castle and gardens
Canterbury Cathedral





GROUND FLOOR

Entrance Hall	24'4 x 7'8 (7.42m x 2.34m)
Lounge/Kitchen/Diner	29'9 (9.07m) narrowing to 27'6 (8.39m) x 21'8 (6.61m)
Utility Room	10'4 x 4'3 (3.15m x 1.30m)
Bedroom 3	14'6 x 11'8 (4.42m x 3.56m)
En Suite Shower Room	
Bedroom 4	17'6 x 9'11 (5.34m x 3.02m)
En Suite Shower Room	
Cloakroom	

FIRST FLOOR

Landing	
Main Bedroom	23'10 x 15'8 (7.27m x 4.78m)
En Suite Shower Room	
Bedroom 2	23'11 x 15'8 (7.29m x 4.78m)
En Suite Shower Room	
Bedroom 5	18'3 x 7'9 (5.57m x 2.36m)

OUTSIDE

Rear Garden
Driveway

Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 08.08.2025





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