



16a Preston Parade
Whitstable | Kent | CT5 4AA

FINE & COUNTRY

16A PRESTON PARADE



Step inside

16a Preston Parade

You know you will be in for a real treat as soon as you see the exterior of this stunning three storey marine residence. In order to take advantage of the totally uninterrupted sea views virtually the entire front of the property, apart from the front door and the garage, is glass including the second floor pitched roof lines with their trapezoid windows and glass Juliette balconies and the first floor with its wide glass balcony. There was originally a bungalow on the site but it has been replaced by this wonderful house imaginatively designed by a construction specialist for his own use so you know it will be built to the highest standard.

So whether you are looking for a permanent seaside home or a superb holiday and weekend retreat this stunning property could top the list. It was completely rebuilt in 2009 and is located along a quiet private road adjacent to the sea and is approached via a resin driveway, where you can park about three cars, that leads to the integral garage and the contemporary front door.

This opens into a hallway with a cloakroom and internal access to the garage and leads to the superb open plan dual aspect living space that includes a spacious dining area adjacent to the full height windows overlooking the sea, a sophisticated kitchen and a good sized sitting area close to the six bi-fold doors with space for a fireplace. The beautifully tiled flooring continues through the six rear bi-fold doors onto the terrace and when these doors are open you really do feel that you are bringing the outside indoors. The contemporary kitchen includes very smart black units housing a Miele double oven, a steam oven and a combi microwave, a double drawer fridge, a pull out larder and a boiler water tap as well as a central island incorporating a Miele induction hob with a downdraft extractor and a breakfast bar. An inner hall leads to a utility room with stand-alone laundry appliances and a fridge freezer, a spacious study overlooking the garden with fitted shelving and stairs to the upper floors with understairs storage.

The good sized first floor galleried landing leads to a gorgeous lounge with a wall of full height windows offering superb sea views and a door to the large balcony where you can sit and enjoy a panoramic vista as far as the Isle of Sheppey and beyond to the Essex coastline and even to Southend on a clear day. There is also a family bathroom and three double bedrooms including one with an ensuite double shower and a walk-in wardrobe and another large double features a walk-in dressing room/wardrobe, full height windows and French doors to the balcony where you can enjoy your breakfast watching the sunrise over the sea and the far-reaching views. While on the second floor you will find the amazing main bedroom suite with its two sets of trapezoid windows and French doors to Juliette balconies, a charming seating area and a bedroom where you can lie in bed drinking in the coastal vista. There is also a dressing room/walk-in wardrobe and a luxurious bathroom with a very large wet room style shower, a gorgeous oval stand-alone bath and twin vanity basins.

Outside the enclosed rear garden is ideal for outdoor entertaining. It includes the tiled terrace for al fresco dining and a decked patio with a hot tub as well as a lawn leading to a pergola covered patio so you can follow the sun all day. There is also a very large outbuilding currently used as a workshop as well as a side passage and gate to the driveway.













Seller Insight

“ We bought the original bungalow in 2009 as we absolutely adored the position. We then spent the next 18 months living in a caravan in the garden while the building works were completed. Living on site was extremely useful as we were able to oversee the build at all times to ensure it was of the highest standard and have been absolutely delighted with the results. We have thoroughly enjoyed our time here and will definitely miss it but we have decided to embark on a new adventure. 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. There are also primary schools and secondary education in Whitstable and Herne Bay.

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 Information

By Road

Whitstable station	0.9 miles
Canterbury	8.4 miles
Dover Docks	26.6 miles
Channel Tunnel	24.8 miles
Gatwick Airport	64.5 miles
Charing Cross	62.3 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:

Blean Primary	01227 471254
St Mary's Catholic Primary	01227 272692
Swalecliffe Community Primary	01227 272101
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 475000
St Edmunds	01227 783231

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

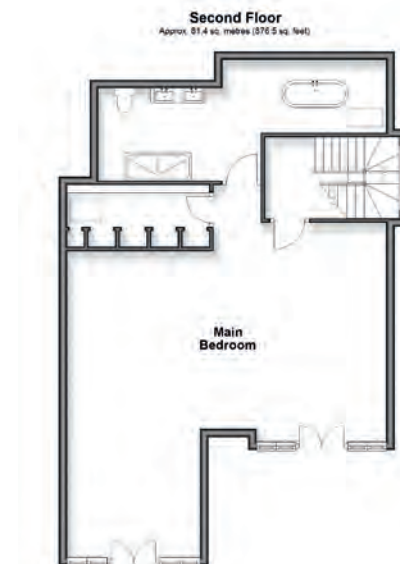
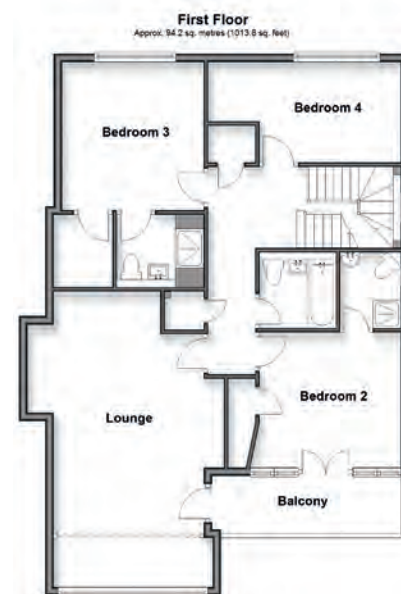
Local Attractions/Landmarks

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





Registered in England and Wales.
Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ
copyright © 2025 Fine & Country Ltd.



GROUND FLOOR

Hallway	
Study	11'7 x 8'1 (3.53m x 2.47m)
Utility Room	7'3 x 5'1 (2.21m x 1.55m)
Cloakroom	
Kitchen/Diner	31'3 (9.53m) x 16'5 (5.01m) narrowing to 8'11 (2.72m)
Sitting Area	16'6 x 15'9 (5.03m x 4.80m)

FIRST FLOOR

Landing	
Bedroom 2	11'7 x 11'6 (3.53m x 3.51m)
En Suite Shower Room	
Balcony	
Lounge	19'8 x 16'1 maximum (6.00m x 4.91m)
Family Bathroom	6'4 x 6'1 (1.93m x 1.86m)
Bedroom 4	15'8 x 8'1 (4.78m x 2.47m)
Bedroom 3	12'1 x 11'11 (3.69m x 3.63m)
En Suite Shower Room	
Walk In Wardrobe	

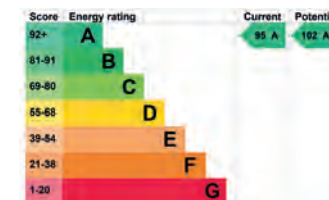
SECOND FLOOR

Landing	
Main Bedroom	26'0 (7.93m) x 24'11 (7.60m) narrowing to 18'3 (5.57m)
Walk In Wardrobe	
En Suite Bathroom	23'6 x 9'6 maximum (7.17m x 2.90m)

OUTSIDE

Driveway	
Front Garden	
Garage	16'11 x 10'4 (5.16m x 3.15m)
Workshop	23'9 x 11'5 (7.24m x 3.48m)
Rear Garden	

Council Tax Band: G
Tenure: Freehold





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country
Tel: +44 (0)1227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

