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1 Gladstone Road, Whitstable, Kent, CT5 1JG

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Guide Price £665,000 Freehold

A beautifully presented four bedroom family home situated in the heart of the vibrant seaside town of Whitstable in the conservation area just a stone's throw from the harbour and seafront.

- Four Bedroom Family Home
- Two Reception Rooms
- Wonderfully High Ceilings & Period Features
- Stunning Kitchen/Breakfast Room
- Two Bathrooms
- Set Over Three Floors
- Summer House/Home Office
- Utility Room
- Very Well Presented Throughout
- Pretty Rear Garden
- Just a Few Yards From Whitstable's Bustling High Street, Harbour & Beach

The smartly presented accommodation extends to approximately 1,580 sq. ft (146 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room with open fire, bay window to the front a period ceiling corncicing. The dining room has with exposed floorboards, an open fire and French doors leading to the rear garden.

The beautifully fitted kitchen/breakfast room has an excellent range of wall and base units, with composite worktops, an integrated dishwasher, fridge/freezer and range style cooker. A door leads through to the utility room which in turn leads to the downstairs cloakroom.

Upstairs the first floor leads to the master bedroom to the front which is hugely spacious and benefits from original cupboards.



There are two further bedrooms on this floor with bedroom two also having original cupboards along with two bathrooms. The first with a roll top bath, wash basin and w.c and the second with a shower, wash basin & under floor heating.

The second floor comprises bedroom two and benefits from ample built in storage and a dormer window with views over the rooftops of the conservation area.

Outside, the beautiful walled garden lies to the rear and measures approximately 80' x 20'. There are a variety of established trees and shrubs which gives a sense of tranquility rarely found in a property so close to the hustle and bustle of the High Street nearby. The detached summer house has power and light and would make an ideal home office for those who work from home.

Gladstone Road enjoys a convenient position moments from the High Street and within a short stroll of the beach & harbour. Whitstable is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. The High Street has a diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London Victoria approximately 80 minutes. The high speed service provides access to London St Pancras in approximately 73 minutes.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

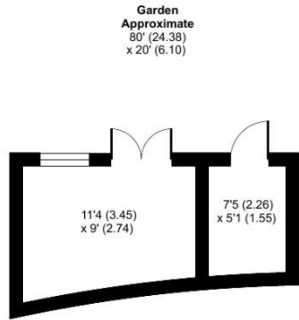
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

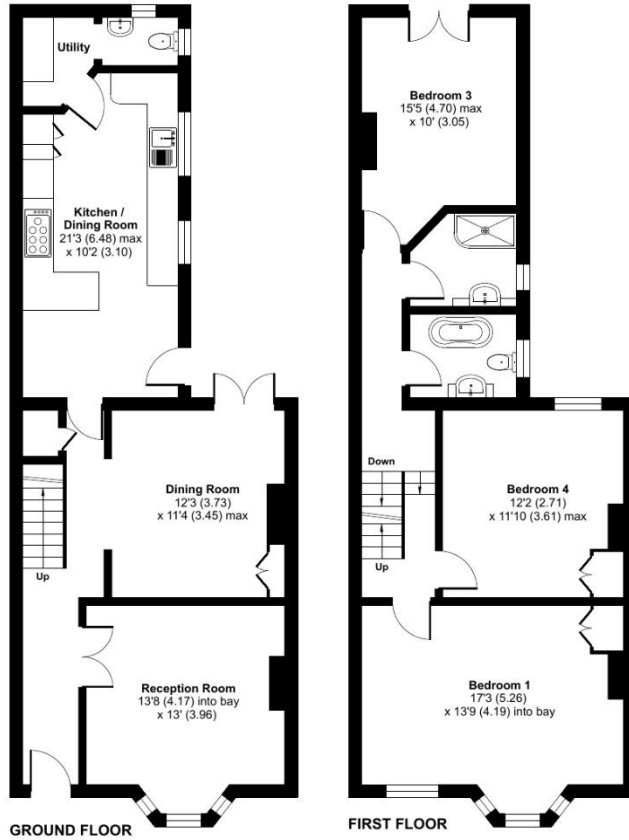
Date: These particulars were prepared on 9/1/24



Approximate Area = 1580 sq ft / 146.7 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Outbuildings = 127 sq ft / 11.7 sq m
 Total = 1756 sq ft / 162.9 sq m
 For identification only - Not to scale



OUTBUILDING

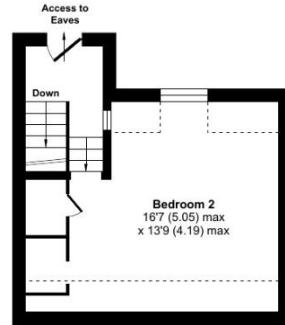


GROUND FLOOR

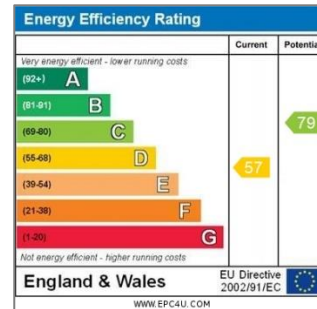
FIRST FLOOR

SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finn's. REF: 1037485



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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