



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



47, Speedwell Road, Whitstable, CT5 3RD

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



47, Speedwell Road, Whitstable CT5 3RD

- Splendid Detached Family Home
- Bright & Airy Well Presented Accommodation
- Opportunity To Make Further Enhancements
- Three Bedrooms & Two Bathrooms
- French Doors Leading To An Attractive Garden
- Drive & Garage – Could Be Converted STPC
- Short Walk To The Beach Front
- Close To Local Amenities

SITUATION:

Speedwell Road is perfectly positioned in an exclusive development in Whitstable, close to a small selection of shops and public houses. The beach can be reached within a 20 minute walk whilst the bustling town of Whitstable and its old high street is a little further.

The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine

selection of sporting, leisure, and recreational amenities, including the popular Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



DESCRIPTION:

Nestled within a small and exclusive development in the ever-popular seaside town of Whitstable, this bright and airy three-bedroom detached home offers well-balanced accommodation just a short stroll from the beach and a range of local amenities. Originally built in the early 2000s, the property combines charm with modern practicality, making it ideal for families, downsizers, or those seeking a coastal retreat.



The attractive façade blends red and pale brickwork beneath a distinctive Dutch gable roof, complemented by UPVC windows and a welcoming front door sheltered by a tiled canopy. To the right, a generous driveway provides ample off-road parking and leads to an attached garage—offering excellent storage, further parking, or the potential for conversion into additional living space (subject to necessary consents).

GROUND FLOOR:

The front door opens into a welcoming entrance hall with a convenient cloakroom and stairs rising to the first floor. To the right, a spacious dual-aspect sitting room flows seamlessly into the dining area via an elegant arched opening—perfect for both everyday living and entertaining.

French doors from the dining room lead out to the rear garden, while adjacent lies the kitchen, fitted with a range of units and integrated appliances including an oven, hob, and stainless steel sink with mixer tap overlooking the garden.

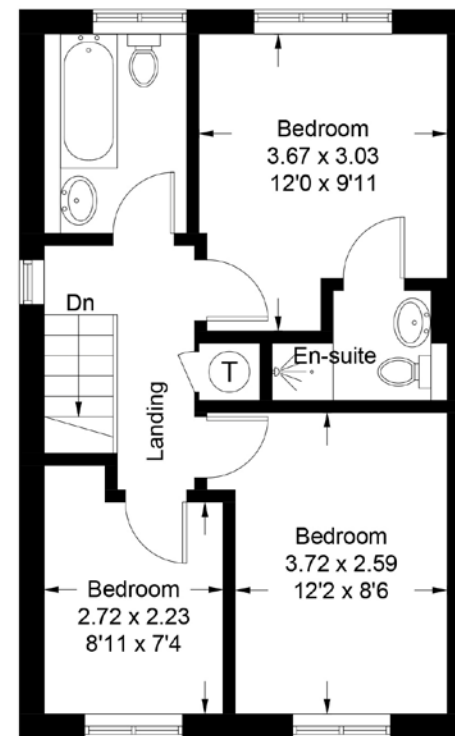
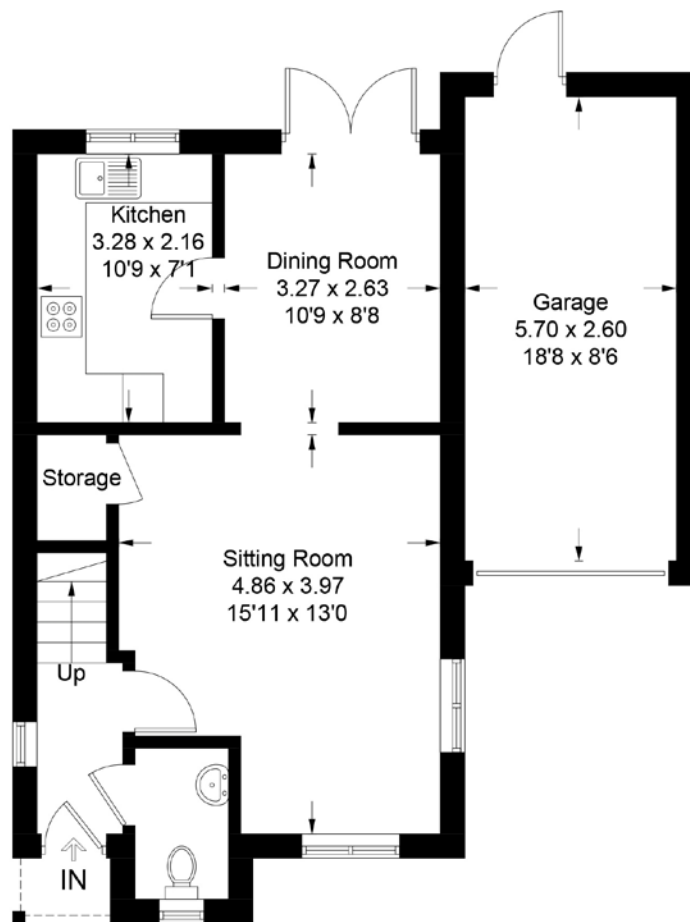
Subject to structural considerations and precedent set by other properties within the development, the wall between the kitchen and dining room could be removed to create a modern open-plan living space.

FIRST FLOOR:

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat.

OUTSIDE:

The rear garden has been thoughtfully landscaped for low maintenance while retaining a welcoming and tranquil atmosphere. A central circular patio creates an attractive focal point, surrounded by pebbled areas and container planting for added greenery and texture. The garden is fully enclosed and features split-level zones ideal for alfresco dining, entertaining, or relaxing in the sun. To the front, the private driveway leads to the garage, which is attached to the property and presents further potential for conversion into additional accommodation (subject to planning).



TOTAL FLOOR AREA: 902 sq. ft (85 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

