



Freehold



25, Collingwood Road, Whitstable, CT5 1ED

- Two Bedroomed Detached Residence
- Elevated Overlooking The Golf Course
- Opportunity To Modernise & Enhance
- Open Plan Living Area & Kitchen
- Rear Garden & Driveway To The Front
- Spectacular Views
- Moments From The Seafront

SITUATION:

The property is ideally positioned overlooking Whitstable Golf Course, just moments from the seafront and less than a ten-minute walk from the vibrant town centre. Whitstable offers an excellent selection of independent shops and boutiques alongside well-known high-street brands, complemented by a wide choice of restaurants, cafés, and leisure facilities. The town benefits from good local primary and secondary schools and excellent transport links, including a mainline railway station with a high-speed service to London St Pancras, regular Stagecoach bus services, and convenient road connections via the A290 and M2.

The harbour front is a popular destination, perfect for enjoying a drink or a bite to eat, browsing the many artisan stalls, or taking advantage of the range of watersports and the beachfront sauna for those seeking an active and wellbeing-focused lifestyle. The nearby cathedral city of Canterbury is a vibrant and cosmopolitan centre, boasting a

thriving city core with a broad mix of high-street retailers, independent shops, cafés, and international restaurants. The city also offers an excellent range of sporting, leisure, and recreational facilities, including the renowned Marlowe Theatre.

Canterbury provides outstanding educational amenities, including three comprehensive schools, three grammar schools, and a number of highly regarded junior and senior independent schools. The city is also home to three universities, two hospitals, and two railway stations offering frequent and fast services to London.

The surrounding area is rich in natural beauty, with nearby countryside including Wraik Hill Nature Reserve, Victory Woods Nature Reserve, and the expansive Blean Woods. Designated as a National Nature Reserve, this area spans approximately 1,257 acres of woodland and heathland, featuring an extensive network of footpaths and bridleways—ideal for walking, cycling, and other outdoor pursuits.



DESCRIPTION:

Occupying an elevated position with far-reaching views across Whitstable Golf Course and just moments from the seafront, this spacious two-bedroom detached home presents a rare and exciting opportunity in one of Whitstable's most sought-after locations.

Built in the 1960s, the property has seen little change over the years and now offers incoming purchasers the chance to enhance and renovate to their own tastes. The accommodation extends to almost 1,000 sq. ft, with the added benefit of a substantial undercroft of a similar size beneath the property, offering excellent potential for further conversion or development, subject to the necessary consents and individual requirements.



The facade is a combination of brick and stone elevations beneath a gently pitched tiled roof. A central front door is flanked by large windows, whilst a raised terrace and mature planting enhance both privacy and kerb appeal.

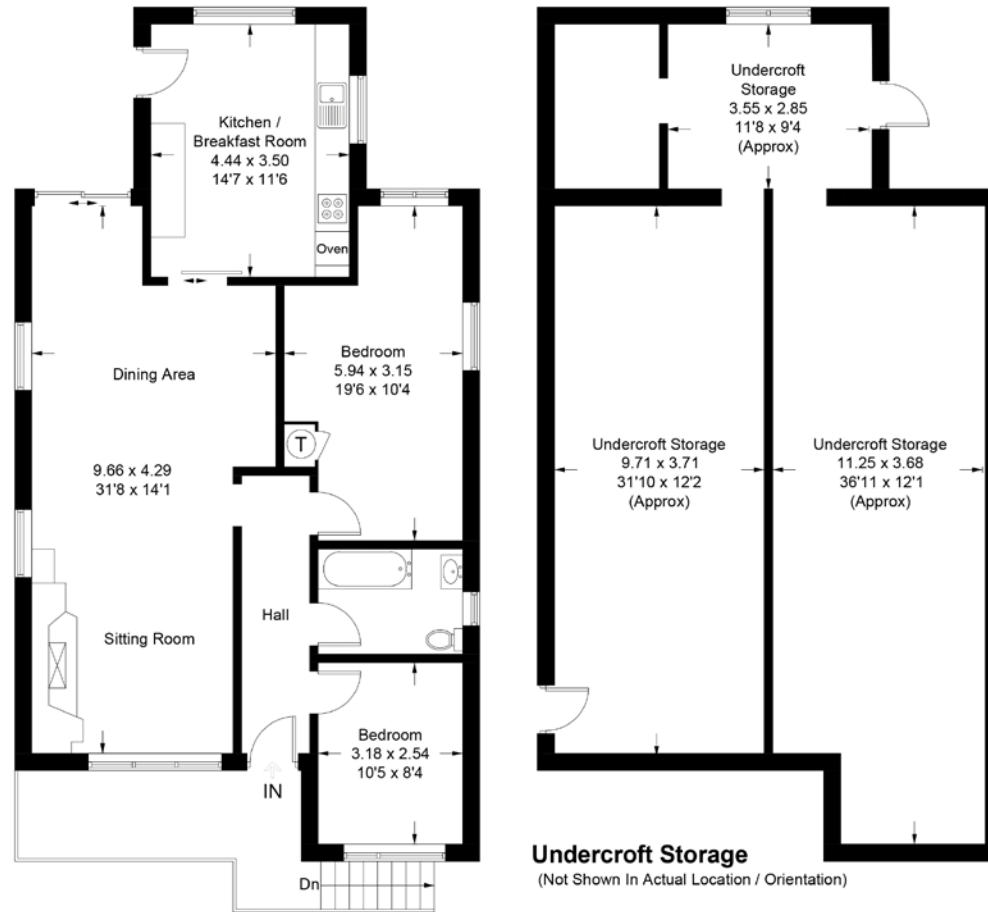
The entrance hall gives access to two generous double bedrooms and a bathroom. To the left, a spacious open-plan sitting room flows into a kitchen/breakfast room, enjoying views over the rear garden and providing a pleasant outlook and excellent scope for reconfiguration.

With its enviable position, proximity to the beach, and outstanding potential, this property is ideally suited to buyers seeking a renovation project in an exceptional coastal setting.

OUTSIDE:

The property is approached via a private road and benefits from a driveway to the front. Wrought iron gates provide access to both sides of the property, leading through to the rear. To the back, there is a generously proportioned garden featuring a stretch of lawn and established shrubs, offering excellent privacy and scope for landscaping.

Steps from the kitchen/breakfast room lead directly down to the garden, while beneath the property lies a substantial undercroft providing further potential for storage or future conversion, subject to requirements.



TOTAL FLOOR AREA: 1989 sq. ft (184 sq. m)
HOUSE: 959 sq. ft (89 sq. m)
UNDERCROFT: 1030 sq. ft (95 sq. m)



EPC RATING
F



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

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