



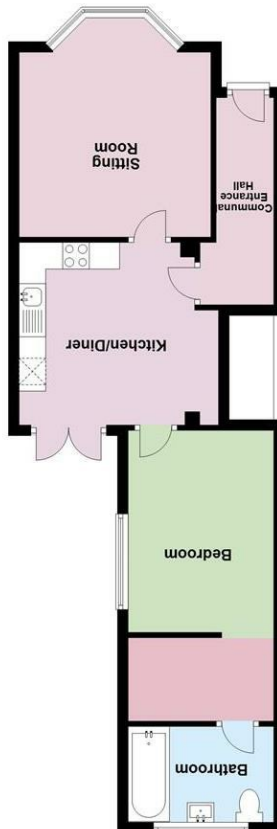
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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(A) (92 plus)
Energy efficient	(B) (81-91)
Decent	(C) (69-80)
Below average	(D) (55-65)
Average	(E) (45-54)
Below average	(F) (21-30)
Very energy inefficient - higher CO <sub>2</sub> emissions	(G) (1-20)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A) (41-45)
Energy efficient	(B) (31-40)
Decent	(C) (21-30)
Below average	(D) (11-20)
Average	(E) (1-10)
Below average	(F) (1-10)
Very energy inefficient - higher running costs	(G) (1-10)



Total area: approx. 46.0 sq. metres (494.7 sq. feet)



Ground Floor Flat  
Approx. 46.0 sq. metres (494.7 sq. feet)



Ground Floor Flat 116 Regent Street  
Whitstable, CT5 1JN



Working for you and with you

## Ground Floor Flat 116 Regent Street Whitstable, CT5 1JN

FABULOUS HEART OF WHITSTABLE LOCATION - the picturesque seafront and thriving town centre are literally on the doorstep ensuring this ground floor apartment offers the convenience of an array of amenities nearby, including Whitstable railway station which is approximately 0.3 miles (8 minutes on foot), for comfort and ease as a main residence, seaside retreat or investment opportunity generating valuable rental income.

Benefitting from a small front garden ensuring the entrance door is set back from the pavement, the well-proportioned, spacious accommodation comprises kitchen/diner with access to the rear garden, lounge to the front, good size double bedroom with opening to a bonus walk-in wardrobe area which in turn leads to a modern white bathroom.

The private rear garden has been created with ease of maintenance in mind with a decked seating area and artificial turf.

Conveniently situated at the back of the garden, a substantial, insulated, timber shed is perfect for storage of garden tools, bikes and beach equipment.

This property offers you the opportunity to immerse yourself in the vibrant Whitstable community and enjoy and embrace a coastal lifestyle.

**£230,000**



### Recessed Porch

Double glazed entrance door with double glazed panel above. Exterior light.

### Communal Entrance Hall

High level cupboard housing electric meters. Decorative coving and arch. Single power point. Vinyl flooring.

### Kitchen/Diner

12'4 x 11'3 (3.76m x 3.43m)

Matching range of base units. Laminate worktop and upstand. Stainless steel sink with mixer tap and splashback tiling. Ceramic hob with stainless steel splashback and stainless steel extractor hood above. Fitted electric single oven and grill below. Fitted shelves. Space and plumbing for washing machine. Space for fridge/freezer. Space and plumbing for dishwasher. Radiator. Glazed door to the rear garden. Laminate flooring.

### Lounge

13'9 into bay x 11'11 (4.19m into bay x 3.63m)

Sash bay window to the front. Decorative coving. Radiator. Telephone and TV points. Laminate flooring.

### Bedroom

12'6 x 9' (3.81m x 2.74m)

Upvc double glazed window to the side. Radiator. Opening to:-

### Walk-in Wardrobe Area

8'11 x 5'5 (2.72m x 1.65m)

Power points. Wall mounted gas boiler. Laminate flooring.

### Bathroom

8'10 x 5'9 (2.69m x 1.75m)

Upvc double glazed obscure window to the rear. Suite comprising bath with fixed shower head above and mains operated shower unit, glass screen to side, vanity wash hand basin with mixer tap and drawer under and close coupled WC. Chrome heated towel rail. Extractor fan. Vinyl flooring.

### Side Garden

24'4 x 5'9 (7.42m x 1.75m)

Laid to concrete with external tap and light.

### Rear Garden

39' x 15' (11.89m x 4.57m)

Predominantly laid to artificial turf. Decked seating area. Paved area. Raised bed. Established tree. Timber shed. Pedestrian gate to rear access.

### Timber shed

9'8 x 7'7 (2.95m x 2.31m)

Insulated timber shed. Window overlooking the rear garden. Rubber flooring. Double doors to the rear garden. Decked surround.

### Front Garden

Partially enclosed with a low level brick wall. Laid to concrete and ideal for bin storage.

### Tenure

This property is Leasehold.

Length of Lease : 93 years

Ground Rent : £200 pa

Service Charge : N/A (as and when required basis)

Insurance : We understand the vendor pays 50% of the annual cost of the buildings insurance

All information to be verified by solicitors at time of sale transaction.

### Council Tax Band

Band A : £1,464.52 2024/25 - we suggest interested parties make their own investigations.

### Location & Amenities

Whitstable is a flourishing and fashionable coastal town, well known for its oysters, fish restaurants, attractive seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes add to the appeal of this seaside town.

Whitstable railway station with frequent links to London is approximately 0.3 miles.

The A299 is easily accessible with access to the A2/M2, channel ports and motorway network.

