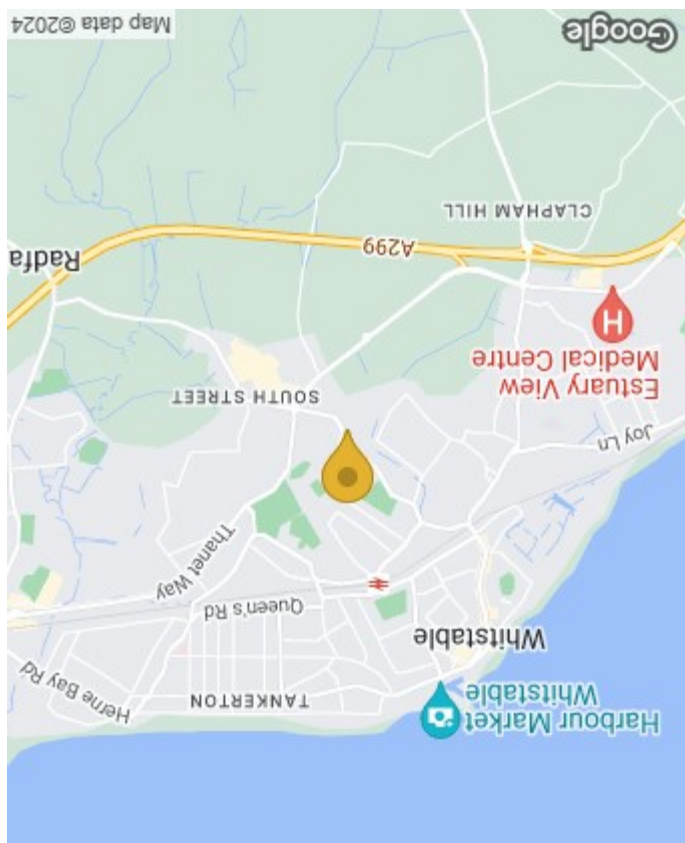




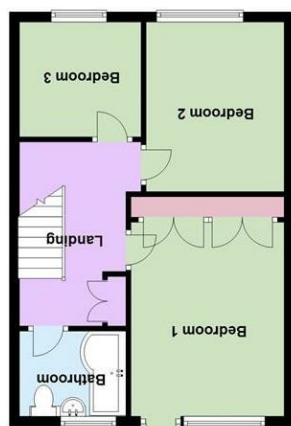
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(A)
Very energy efficient - lower CO2 emissions	(B)
Very energy efficient - lower CO2 emissions	(C)
Very energy efficient - lower CO2 emissions	(D)
Very energy efficient - lower CO2 emissions	(E)
Very energy efficient - lower CO2 emissions	(F)
Very energy efficient - lower CO2 emissions	(G)

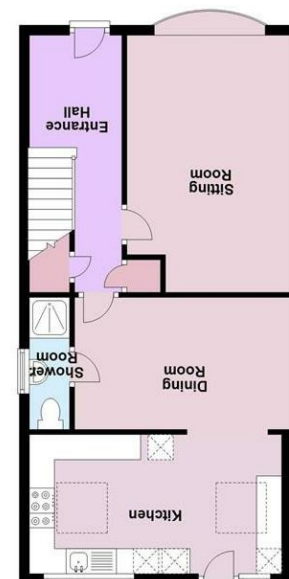
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A)
Very energy efficient - lower running costs	(B)
Very energy efficient - lower running costs	(C)
Very energy efficient - lower running costs	(D)
Very energy efficient - lower running costs	(E)
Very energy efficient - lower running costs	(F)
Very energy efficient - lower running costs	(G)



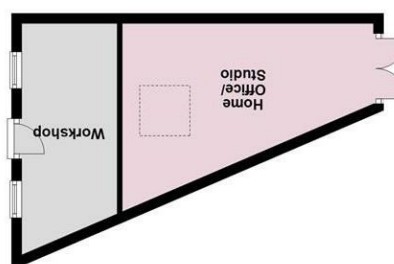
Main area: Approx. 97.4 sq. metres (1048.8 sq. feet)  
Plus outbuildings, approx. 21.7 sq. metres (234.0 sq. feet)



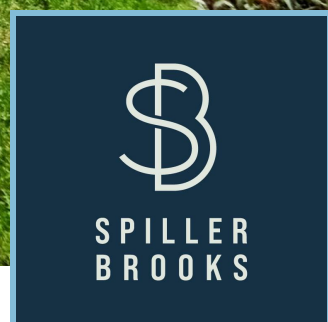
First Floor  
Approx. 41.4 sq. metres (445.6 sq. feet)



Ground Floor  
Main area, approx. 56.0 sq. metres (603.3 sq. feet)  
Plus outbuildings, approx. 21.7 sq. metres (234.0 sq. feet)



7 Regency Close  
Whitstable, CT5 1QT



Working for you and with you

## 7 Regency Close Whitstable, CT5 1QT

Situated in a desirable location overlooking a select, private, pedestrian only close, surrounded by just eight properties, this attractive and well-maintained home is immaculate throughout.

The spacious ground floor accommodation benefits from a super kitchen extension overlooking the rear garden, a welcoming and generous entrance hall, lounge with bay window facing the close, separate dining room, contemporary fitted kitchen with two skylights flooding the room with natural light, and the added bonus of a ground floor shower room providing a very handy second washroom facility.

Upstairs comprises three bedrooms, two good size double bedrooms; the principal bedroom offers views over the town to the sea and beyond, a single bedroom, smart bathroom and useful airing cupboard.

Care and attention to detail has been extended to the exterior with a neat and tidy rear garden and bespoke garden building currently divided to create two separate rooms; a leisure space or home office accessed from the garden and storage/workshop accessed from the front. Two parking spaces complete this excellent home.

A wonderful opportunity to enjoy and embrace the coastal lifestyle in fashionable and flourishing Whitstable.

**£439,950**



### Entrance Hall

Composite entrance door. Radiator. Power points. Single power point. Under stairs storage cupboard with power points, the consumer unit and gas meter. Cloaks/utility cupboard with fitted shelves. Exposed timber floorboards.

### Lounge

16'11 x 10'11 (5.16m x 3.33m)  
Upvc double glazed Georgian style bow window to the front overlooking the green. TV point. Exposed timber floorboards.

### Dining Room

14'4 x 8'7 (4.37m x 2.62m)  
Radiator. Exposed timber floorboards. Opening to the kitchen and door to the shower room which has the potential to become a utility room if required.

### Kitchen

16'5 x 9'1 (5.00m x 2.77m)  
Upvc double glazed stable-style door to the rear garden, Two Upvc double glazed Georgian style double glazed windows overlooking the rear garden and two roof lanterns. Matching range of wall, base and drawer units. Laminate worktop with inset ceramic sink and mixer tap. Corner cupboard housing wall mounted gas boiler. Space for range-style cooker with stainless steel extractor hood above. Integrated eye level microwave. Space and plumbing for washing machine, dishwasher, tumble dryer, fridge/freezer and slimline wine cooler. Inset downlighters. Partially tiled walls. Laminate flooring.

### Shower Room

8'11 x 2'7 (2.72m x 0.79m)  
Upvc double glazed Georgian style frosted window to the side. Suite comprising shower with mains operated shower, sliding glass door, rainwater shower head and hand held shower attachment, wall mounted wash hand basin and close coupled WC. Chrome heated towel rail. Extractor fan. Tiled walls. Laminate flooring.

### Landing

Airing cupboard with double doors housing hot water cylinder and shelving. Loft access to a fully boarded loft with light.

### Bedroom 1

12'8 to wardrobe fronts x 9'11 (3.86m to wardrobe fronts x 3.02m)  
Upvc double glazed Georgian style window and door with views over the town to the sea and beyond. Radiator. Complete wall of ceiling height built-in wardrobes with hanging rails and shelving. TV and telephone points.

### Bedroom 2

11'1 x 9' (3.38m x 2.74m)  
Upvc double glazed Georgian style window to the front overlooking the close. Radiator. Telephone point.

### Bedroom 3

8' x 7'11 (2.44m x 2.41m)  
Upvc double glazed Georgian style window to the front overlooking the close. Radiator.

### Family Bathroom

7'1 x 5'6 (2.16m x 1.68m)  
Upvc double glazed frosted window to the rear. Suite comprising P-shaped bath with glass screen and Aqualiser mains operated power shower, vanity wash hand basin with cupboard below and concealed cistern WC. Graphite grey towel rail. Extractor fan. Inset downlighters. Partially tiled walls and ceramic tiled floor.

### Rear Garden

Laid to a combination of paving and lawn with a paved path leading to the garden building. Array of established planting. Pedestrian gated side access to the front of the property and also to the parking area and front of the garden building. Exterior tap located in the side access to the front of the house. Exterior lights. Enclosed with fencing.

### Bespoke Garden Building

Contemporary purpose built building with exterior mounted lights to both front and rear.

### Leisure Space/Home Office

16'6 x 12'3 max (5.03m x 3.73m max)  
Upvc double glazed French doors to the rear garden. Roof lantern. Consumer unit. Power points. Inset downlighters. Laminate flooring.

### Storage/Workshop

12'10 x 6'2 (3.91m x 1.88m)  
Composite door to the front and two Upvc double glazed high level windows. Power and light. Exterior mounted sensor light.

### Parking

Parking for two cars accessed from Millstrood Road.

### Front Garden

Laid to lawn with a concrete path to the front door and side gated access. Exterior light.

### Tenure

This property is Freehold.

### Council Tax Band

Band C : £1,864.53 2023/24 - we suggest interested parties make their own investigations.  
([www.canterbury.gov.uk/council-tax/council-tax-charges-202324](http://www.canterbury.gov.uk/council-tax/council-tax-charges-202324))

### Location and Amenities

Whitstable town with its working harbour, diverse range of fashionable boutiques, eateries, quirky walkways and scenic coastline is approximately 0.7 miles.

Tesco Superstore (0.2 miles) and Sainsburys (1.9 miles).

The Whitstable School providing secondary education (0.1 miles).

Bus services to local towns nearby in Millstrood Road.

Estuary View, a state of the art medical centre, with a minor injuries and minor ops unit is approximately 1.8 miles.

Major road links are easily accessible via the A299.

