

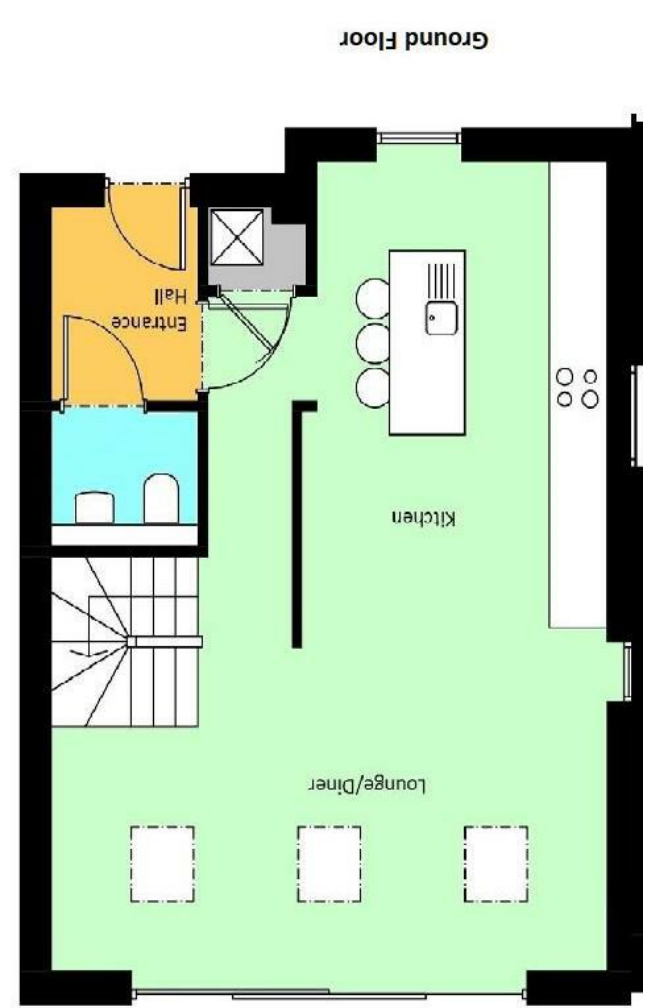
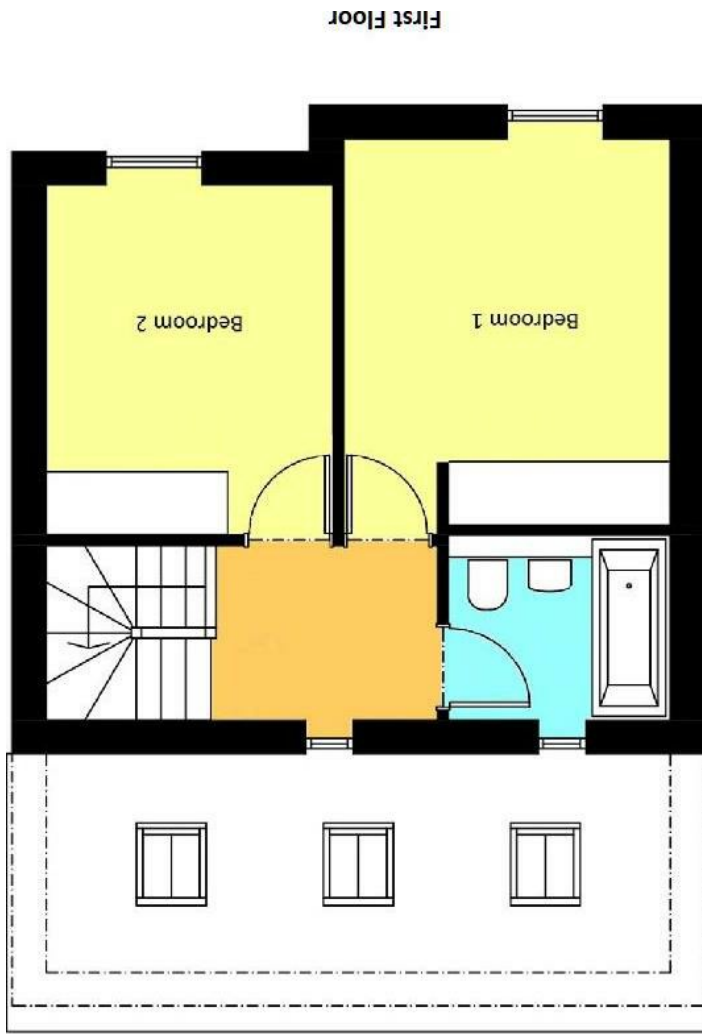


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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(92 plus)
Very energy efficient - lower running costs	(91-91)
Energy efficient - lower running costs	(81-81)
Energy efficient - lower running costs	(71-81)
Energy efficient - lower running costs	(61-81)
Energy efficient - lower running costs	(51-81)
Energy efficient - lower running costs	(41-81)
Energy efficient - lower running costs	(31-81)
Energy efficient - lower running costs	(21-81)
Energy efficient - lower running costs	(11-81)
Energy efficient - lower running costs	(01-81)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	94
Energy efficient - lower running costs	82



1 Nursery Gardens
Whitstable, CT5 4FQ



Working for you and with you

1 Nursery Gardens Whitstable, CT5 4FQ

Superb, contemporary home situated in flourishing and fashionable Whitstable, a desirable coastal town with a delightful seafront and vibrant high street with its array of trendy independent retailers including a selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

Forming part of a select development, and situated in a cul-de-sac of just 3 properties, this home offers comfort and convenience with amenities nearby, yet away from the everyday hustle and bustle of the town centre.

An efficient and inspirational open plan kitchen, dining and living space benefits from large patio doors, full height windows and a vaulted ceiling with skylights, a desirable design feature ensuring the room is flooded with natural light.

A good size entrance hall and useful cloakroom complete the ground floor with two double bedrooms and a sleek white bathroom on the first floor.

A Westerly facing rear garden and two parking spaces, a highly prized asset, are the finishing touches.

This is an excellent opportunity to acquire a home, seaside retreat or investment opportunity in a thriving and charming coastal town.

£425,000



What Our Vendor Says

"I moved into Nursery Gardens, tucked into a little secret square at the base of Borstal Hill, 2 years ago and it's a great place to live.

The property is new enough to be stress-free but has a warm and generous feel to it. My favourite features are the airy space, lots of natural light and the garden view being so much part of the living area.

The location is quiet and peaceful (& has 2 x parking spaces which is great for visitors) but I still walk to the High Street in 10 minutes and it's a lovely short stroll to the West Beach (via some Joy Lane cut throughs).

Having moved from a period property, I love the brand-new kitchen, downstairs cloakroom, upstairs bathroom and built-in cupboards in the main bedroom.

The neighbours are lovely and it's been a happy and relaxing place to live. If it weren't for a change of circumstances leading to me buying a house with more bedrooms, I wouldn't be moving anywhere!"

Entrance Hall

6'3 x 4'11 (1.91m x 1.50m)

Cloakroom

5'3 x 4'5 (1.60m x 1.35m)

Kitchen/Diner

15'11 x 10'6 (4.85m x 3.20m)

Lounge

19'4 x 10'10 (5.89m x 3.30m)

Bedroom 1

12'2 x 10'2 (3.71m x 3.10m)

Bedroom 2

11'2 x 8'10 (3.40m x 2.69m)

Bathroom

6'11 x 5'11 (2.11m x 1.80m)

Rear Garden

Tenure

The property is Freehold

Council Tax Band

Council Tax Band: C £1,864.53 2023/24

We would suggest interested parties make their own enquiries.

Agent's Note

We understand there is an annual service charge of £1000 per annum for common amenities.

Location & Amenities

Whitstable is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages.

The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

Prospect Retail Park with a range of retailers including Aldi, M&S Foodhall, Home Bargains, Halfords and Pets at Home is conveniently nearby 0.9 miles.

Estuary View Medical Centre, with a minor ops and minor injury unit, approximately 1.2 miles.

More extensive shopping and leisure facilities are available in nearby Canterbury (6.5 miles).

The mainline railway station (1 mile) provides frequent services to London Victoria and London St Pancras.

The A299 Thanet Way is easily accessible and provides links to the A2/M2.

