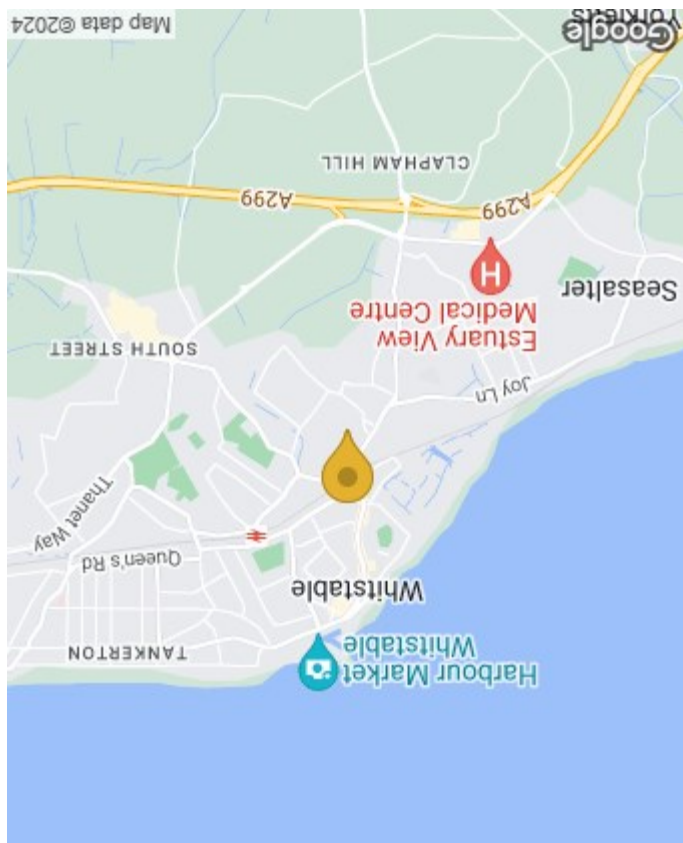




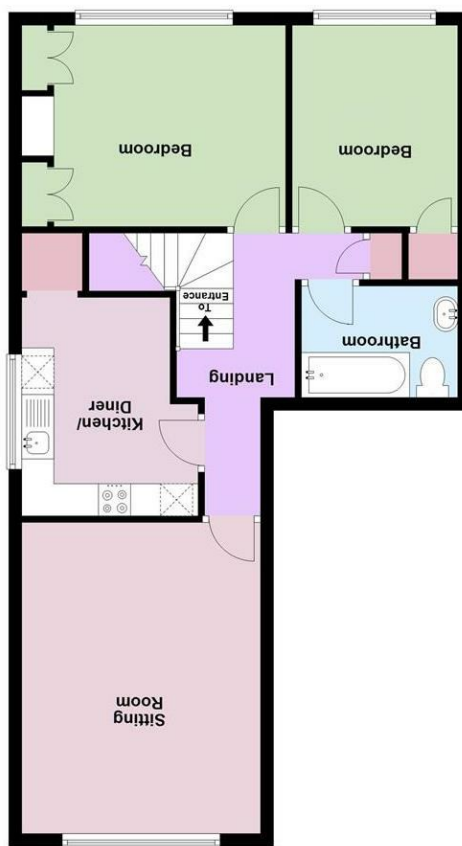
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	70
	76



Total area: approx. 64.5 sq. metres (694.8 sq. feet)



Approx. 64.5 sq. metres (694.8 sq. feet)



31 Kent Street
Whitstable, CT5 4HS



Working for you and with you

**31 Kent Street
Whitstable, CT5 4HS**

CHAIN FREE SALE & 999 YEAR LEASE FROM 1976

Self-contained, purpose built, first floor apartment.

Located in fashionable Whitstable, this property is within walking distance of the pebble beach and picturesque coastline (0.7 miles) and minutes of the vibrant high street with its array of trendy independent retailers including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

Spacious throughout, with the feel of a bungalow, the comfortable accommodation comprises central hallway providing access to all rooms; sitting room with a large picture window, modern fitted kitchen/diner, two good size double bedrooms both with fitted or built-in wardrobes, and a white bathroom

A versatile apartment with a long lease offering an ideal opportunity for a first time buyer, buy-to-let potential, holiday retreat for rest and relaxation, Whitstable railway station is nearby (0.7 miles), or full-time residence.

Enjoy the benefits of a fabulous seaside location.

£249,950



Entrance

Upvc front entrance door. Stairs to the first floor.

Hallway

Thermostat control for central heating. Radiator. Single power point. Loft access. Built-in storage/linen cupboard. Inset downlighters.

Sitting Room

14'2 x 12'2 (4.32m x 3.71m)

Large Upvc double glazed window to the rear aspect. Radiator. TV aerial.

Kitchen/Diner

11'1 x 8'10 (3.38m x 2.69m)

Upvc double glazed window to the side aspect. Range of matching wall, base and drawer units with localised tiling. Worksurface with inset stainless steel sink unit and mixer tap. Gas hob with extractor cooker hood above. Eye-level built-in electric double oven and grill. Space and plumbing for washing machine. Wall mounted gas combination boiler. Recess housing fridge/freezer. Inset downlighters. Tiled floor.

Bedroom 1

11'7 to w/robes x 10'4 (3.53m to w/robes x 3.15m)

Upvc double glazed window to the front. Complete wall of ceiling height built-in wardrobes and dressing table. Radiator.

Bedroom 2

10'1 x 8'4 (3.07m x 2.54m)

Upvc double glazed window to the front. Radiator. Built-in cupboard with hanging rail.

Bathroom

7'10 x 5'7 (2.39m x 1.70m)

Suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Shaver socket. Radiator. Partially tiled walls. Extractor fan. Inset downlighters. Tiled floor.

Tenure

The property is leasehold.

Lease Length : 999 years from 1976

Ground Rent : £100 per annum

Building Insurance : Contribution of £386.91 2023/24

Service Charge : On an as and when required basis

The above information to be verified by solicitors at the time of a sale transaction

Council Tax Band

Band B : £1,708.60 2024/25

May we respectfully suggest that interested parties make their own investigations

Agent's Note

We understand from the vendor that the original garden, which is within the Title Plan, has been transformed into a concrete hardstanding to provide parking. We have also been advised by the vendor that they have never been prevented from using it as a parking space.

Location & Amenities

Whitstable is a quaint and charming coastal town well known for its oysters, fish restaurants, delightful seafront and stunning sunsets. The vibrant high street is within walking distance (0.4 miles).

The Co-op is the nearest convenience store, a few minutes on foot. (0.2 miles)

Whitstable railway station with frequent links to London St Pancras & London Victoria is approximately 0.7 miles.

Regular bus services to local towns (Canterbury and Herne Bay) depart from Canterbury Road.

The A299 is easily accessible providing access to the A2/M2.

