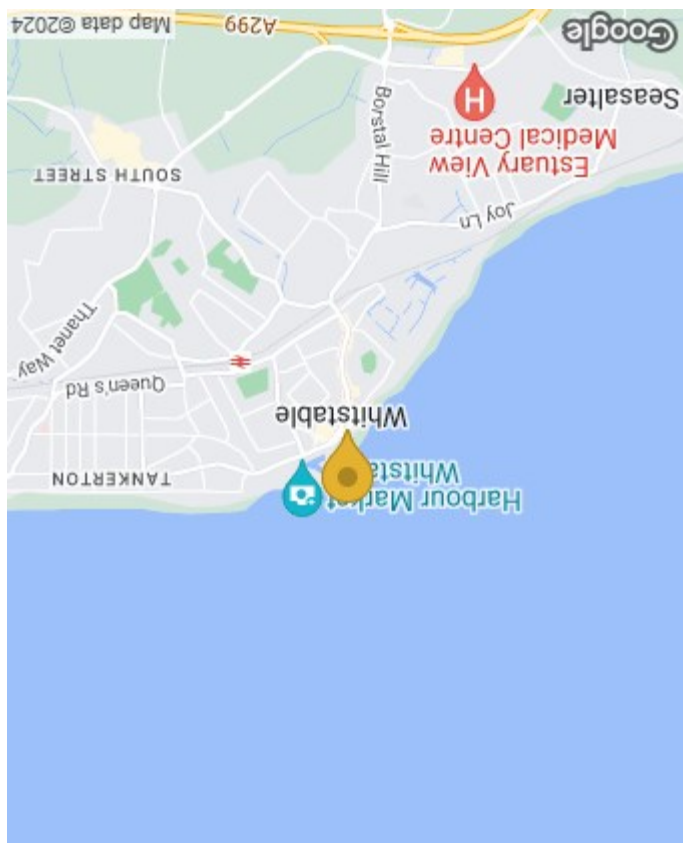




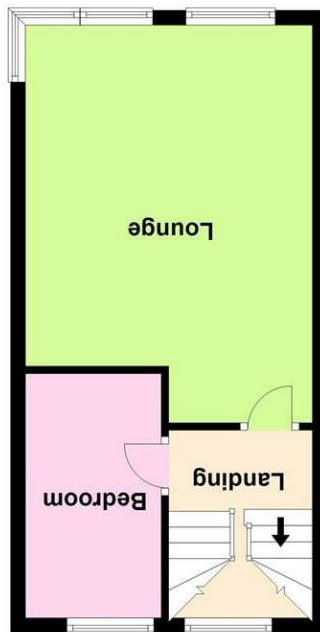
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
(92 plus) A	(81-91)
(81-91) B	(69-80)
(69-80) C	(55-68)
(55-68) D	(39-54)
(39-54) E	(21-38)
(21-38) F	(1-20)
(1-20) G	

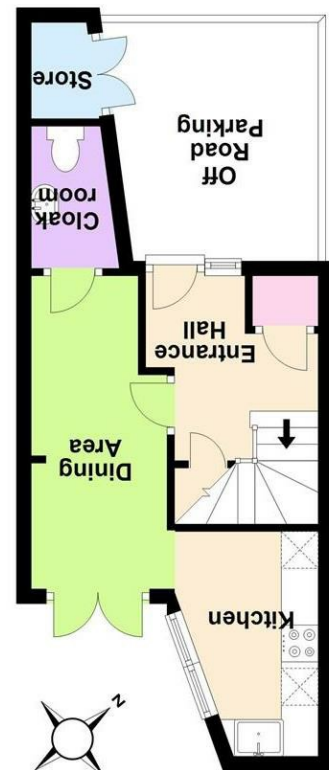
England & Wales	
EU Directive 2002/91/EC	Current Potential
(92 plus) A	88
(81-91) B	77
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	



Second Floor



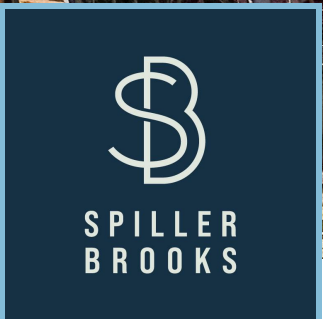
First Floor



Ground Floor



32 Sea Street
Whitstable, CT5 1AN



Working for you and with you

32 Sea Street Whitstable, CT5 1AN

Within minutes of the picturesque sea front and thriving town centre, the coastal lifestyle is literally on your doorstep.

For sale chain free and situated in the heart of Whitstable, a prospering and popular seaside town, this super three storey house has the added benefit of parking, a highly desirable asset for properties situated within such close proximity to an extensive array of amenities.

The interior comprises entrance hall, kitchen and separate dining area with access to the courtyard garden and cloakroom on the ground floor, bedroom 2 and a spacious lounge with corner window and views to the sea on the first floor, an exceptionally generous principal bedroom also with views to the sea, and modern white bathroom occupy the second floor.

The principal bedroom is sufficiently large to enable a new owner to create a third bedroom if desired (subject to any necessary planning consents), to take full advantage of valuable rental income in this favoured holiday hotspot.

A low maintenance private courtyard garden, a pleasant setting to relax and enjoy a cup of coffee or glass of wine on a sunny day, although with the beach just a stroll away, this home really does offer you the best of both worlds.

£465,000



Entrance Hall

Entrance door with glazed panels and full height glazed panel to the side. Radiator. Thermostat control for central heating. Under-stairs storage cupboard and further full height storage cupboard. Downlighters. Tiled floor. Stairs to the first floor

Kitchen

9'11 x 5'8m (3.02m x 1.73m)
Range of matching wall, base and drawer units. Granite worktop with inset drainer flutes and upstand. Inset sink with mixer tap. Four ring gas hob with stainless steel extractor hood above and fitted electric single oven and grill below. Integrated fridge/freezer. Under unit lighting. Cupboard housing gas boiler. Downlighters. Tiled floor. Double glazed window overlooking the courtyard garden. Opening to the dining area.

Dining Area

13'8 x 5'11 (4.17m x 1.80m)
Double glazed patio doors to the courtyard garden. Radiator. Downlighters. Tiled floor. Opening to the kitchen. Door to the cloakroom.

Cloakroom

5'2 x 3'6 (1.57m x 1.07m)
Suite comprising pedestal wash hand basin with splashback tiling and close coupled WC. Radiator. Extractor fan. Tiled floor.

First Floor Landing

Double glazed window over the stairwell to the rear. Double power point. Downlighters. Stairs to the second floor.

Lounge/Diner

14'4 x 13'1 (4.37m x 3.99m)
Large double glazed full height window to the front and further double glazed feature window to the front. Two radiators. TV and telephone points. Wood flooring.

Bedroom 2

10'10 x 6'1 (3.30m x 1.85m)
Double glazed window to the rear. Radiator. Downlighters.

Second Floor Landing

Double glazed window to the rear. Loft access. Radiator.

Bedroom 1

18'5 x 12'7 (5.61m x 3.84m)
Vaulted ceiling with three double glazed Velux windows and window to the front with lovely open aspect and views to the sea. Two radiators. TV and telephone points.

Bathroom

7'6 x 6 (2.29m x 1.83m)
Double glazed obscure window to the rear. Suite comprising bath with shower over and glass screen to the side, pedestal wash hand basin and close coupled WC. Extractor fan. Downlighters. Tiled walls and tiled floor.

Measurements

Please note all measurements are a guide and must not be relied upon in any way.

Courtyard Garden

Secluded courtyard laid to block paving. Gate to rear pedestrian access.

Covered Parking

Block paved providing parking for one car. Exterior storage cupboard. Exterior light.

Tenure

This property is Freehold.

Council Tax Band

Band C : £1,952.69 2024/24
We would suggest that interested parties make their own enquiries

Location & Amenities

With its ideal central location this home is within a stone's throw of the beach and an array of well known restaurants, interesting boutiques and artisan shops.

The mainline railway station providing fast and frequent links to both London St Pancras & London Victoria (0.5 miles on foot).

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

