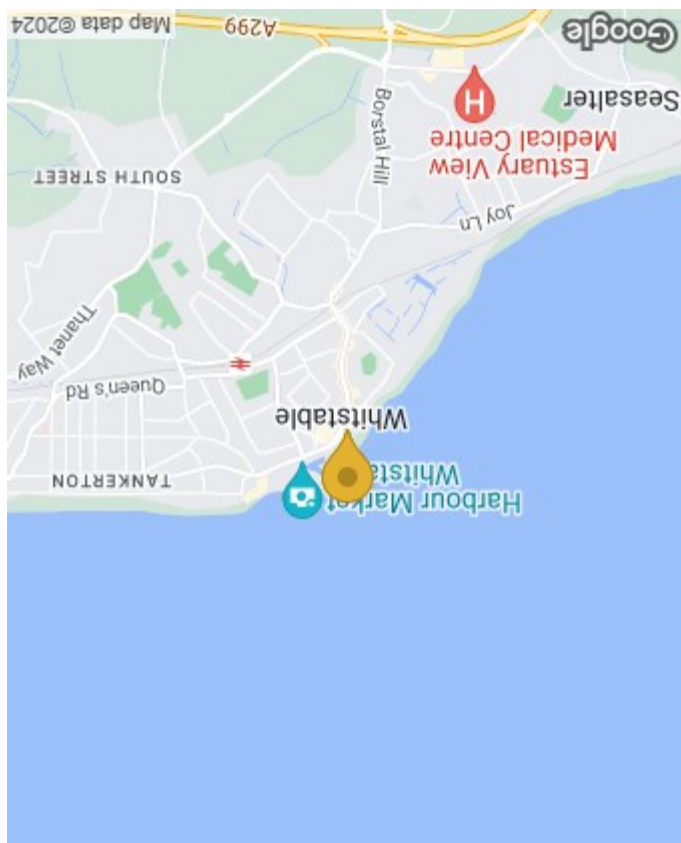




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(92 plus) A
Very energy efficient - lower running costs	(81-91) B
Energy efficient - lower running costs	(69-80) C
Energy efficient - lower running costs	(55-68) D
Energy efficient - lower running costs	(39-54) E
Energy efficient - lower running costs	(21-38) F
Energy efficient - lower running costs	(1-20) G



4 Sea Street
Whitstable, CT5 1AN



Working for you and with you

4 Sea Street Whitstable, CT5 1AN

Located in Whitstable, a fashionable and flourishing coastal town, this charming cottage is super stylish throughout; the beach and picturesque seafront is just a minute or two on foot.

Full of character and attractively presented, the current owners have sympathetically upgraded and enhanced the accommodation, mindful of retaining its traditional appeal, whilst creating a home to meet current expectations.

The ground floor comprises dual aspect lounge/diner with log burning stove, well fitted galley kitchen and a very handy ground floor cloakroom. On the first floor are two bedrooms, one double, one single and a crisp white bathroom, the principal bedroom and en-suite bathroom with sea views, occupying the second floor.

An added bonus is the private courtyard garden, complete with practical gated access and exterior shower, ideal for rinsing the dog after a muddy walk or a dip in the sea.

The vibrant town centre is literally on the doorstep ensuring this home is an ideal seaside retreat, investment opportunity generating valuable rental income, or a very convenient main residence.

£440,000



Lounge/Diner

20'3 x 10'3 max (6.17m x 3.12m max)
Wooden entrance door leading to the lounge/diner. Sash window to the front with plantation shutters and window to the rear overlooking the courtyard garden. Log burning stove. Feature radiator. Built in storage cupboards and shelving. Television point. Thermostat control for central heating. Feature pendant lighting in dining area. Painted floorboards. Door to the stairs and opening to the kitchen.

Kitchen

15'2 x 4'11 (4.62m x 1.50m)
Wooden door and sash window to the rear garden. Matching range of wall, base and drawer units. Wooden worktop with Butler sink. Gas hob with electric single oven below and stainless steel extractor fan above. Space and plumbing for washing machine. Space for fridge. Fitted shelving. Localised wall tiling and tiled floor.

Cloakroom

Upvc double glazed obscure window to the side. Suite comprising close coupled WC and pedestal wash hand basin. Wood panelling to the walls. Tiled floor.

First Floor Landing

Bedroom 2

9'11 x 9'8 (3.02m x 2.95m)
Sash window to the front. Feature radiator. Built-in wardrobe cupboard. Painted floorboards.

Bedroom 3

10'10 max x 6'0 (3.30m max x 1.83m)
Window to the rear. Feature radiator. Painted floorboards.

Bathroom

6'7 x 3'10 (2.01m x 1.17m)
Stained glass obscure window to the side. Suite comprising bath with mains operated shower over, wall mounted wash hand basin and close coupled WC. Partially tiled walls. Inset downlighters. Vinyl flooring.

Principal Bedroom Suite

14'4 max x 10'10 (4.37m max x 3.30m)
Window to rear with sea view and window to front. Feature radiator. Eaves storage and two built-in cupboards. En-suite facilities comprising freestanding bath, vanity unit with inset wash hand basin and close coupled WC. Painted floorboards.

Rear Garden

8'9 x 10'11 max (2.67m x 3.33m max)
Laid to decking with purpose built seating, exterior power points, light and tap. Pedestrian gate to rear walkway.

Tenure

This property is Freehold.

Council Tax Band

Band B : £1,708.60 2024/25
We 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.

