

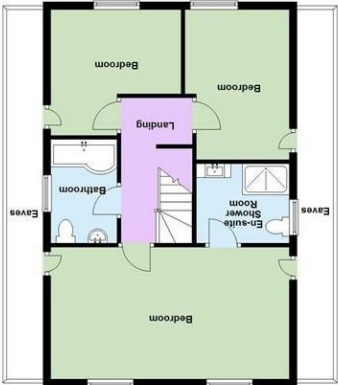
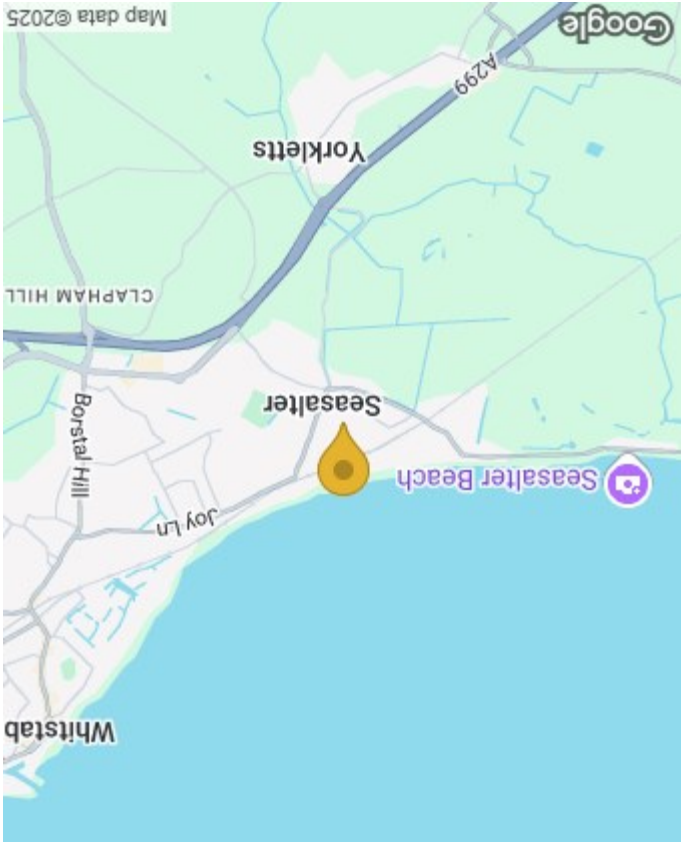


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

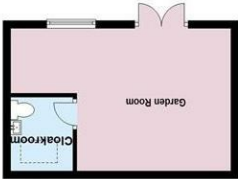
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
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Very energy efficient - lower running costs	
Current	Potential



First Floor
Approx. 80.7 sq. metres (852.8 sq. feet)



Ground Floor
Main area, approx. 100.7 sq. metres (1083.6 sq. feet)



26 Kimberley Grove
Seasalter, Whitstable, CT5 4AZ



Working for you and with you

26 Kimberley Grove
Seasalter, Whitstable, CT5 4AZ

Buyer's Incentive – Legal Purchase Fees Paid (ask agent for details)

For sale chain free, significantly extended and enhanced, this substantial detached house offers an impressive 1726 square feet (161sqm) of versatile accommodation, and the added bonus of a bespoke garden room.

Comprising five bedrooms, three upstairs and two downstairs, three reception rooms and three washroom facilities, there is ample space for a large family or those who love to entertain.

As you step inside, you are greeted by a practical porch, a perfect place for shoe and coat storage. The ground floor offers infinite flexibility and has been designed with future proof living in mind and for ease of intergenerational home sharing if required.

The contemporary kitchen/diner is perfect for hosting dinner parties or enjoying family meals with the utility room, bathroom and cloakroom providing convenience and practicality for everyday living.

Overlooking the rear garden, the principal bedroom is a fabulous light and airy space with en-suite shower facilities offering a private oasis within the home.

A substantial multi-functional garden room is an excellent addition to the main residence; home office, bar, gym, cinema and games room, guest accommodation, a haven for rest and relaxation or the potential to generate valuable rental income.

For sale chain free – make this house your home in Whitstable, a thriving coastal town.

Guide Price £550,000



Useful Information

The photo looking towards the sea is taken by drone from the garden of Kimberley Grove to show the proximity of the seafront.

Please be aware this property has been virtually staged.

We understand there is the possibility to negotiate built-in wardrobes in some rooms, the addition of an EV charger and potentially other alterations subject to agreement.

Enclosed Porch

7'4 x 6'6 (2.24m x 1.98m)
Upvc double glazed front door. Radiator. Double power points. LVT flooring. Glazed double doors to the hallway.

Bedroom/Study

8'7 x 7'3 (2.62m x 2.21m)
Upvc double glazed window to the front. High level power points for TV and Ethernet Cat6 Wall Socket. Second Ethernet Cat6 Wall Socket. Cupboard housing data wires, electric meter and consumer unit. Radiator.

Inner Hallway

Radiator. Wall mounted Nest thermostat. Double power point. Personal door to the garage. Stairs to the first floor.

Integral Garage

14'9 x 7'9 (4.50m x 2.36m)
Up and over door to the front. Window to the side. Power and light.

Bedroom/Reception

12'1 x 8'6 (3.68m x 2.59m)
Upvc double glazed window to the side. High level double power point for TV and Ethernet Cat6 Wall Socket. Radiator.

Bedroom/Reception

7'11 x 7'9 (2.41m x 2.36m)
Upvc double glazed window to the side. Ethernet Cat6 Wall Socket. Recess with radiator and fitted shelves. Built-in cupboard.

Sitting Room

18'11 x 11'2 narr to 7'9 (5.77m x 3.40m narr to 2.36m)
Upvc double glazed window to the side. High level power point and Ethernet Cat6 Wall Socket. Two radiators. Glazed pocket doors to the kitchen/diner.

Kitchen/Diner

19'3 x 11'10 max (5.87m x 3.61m max)
Upvc double glazed window overlooking the rear garden and Upvc double glazed French doors to the rear garden. Roof lantern. Matching range of white high gloss base, wall and drawer units, two pull out larder cupboards, magic corner storage and wine rack. Granite countertops with upstand and matching Granite waterfall edge. Inset 1½ bowl ceramic sink with mixer tap. Five ring Neff gas hob. Two eye level Neff single ovens, one with slide and hide door. Integral dishwasher. American fridge/freezer. Extractor fan. Downlighters. Under floor heating. Tiled floor.

Cloakroom

Suite comprising vanity unit with inset wash hand basin, mixer tap and splashback tiling, close coupled WC. Wall mounted Ideal combination boiler. Extractor fan. Tiled flooring.

Utility Room

12' x 4'1 (3.66m x 1.24m)
Upvc double glazed French doors to the rear garden. Wood worktop with inset stainless steel sink unit and mixer tap. Splashback tiling. Space and plumbing for washing machine. Feature wood panelled wall with high level glass brick window. LVT flooring. Door to the shower room.

Shower Room

11'4 into shower enc x 4'6 (3.45m into shower enc x 1.37m)
Upvc double glazed obscure window to the side. Suite comprising large fully tiled shower enclosure with mains shower unit, vanity unit with inset wash hand basin, splashback tiling and close coupled WC. Chrome heated towel rail. LVT flooring.

Landing

Feature ceiling light. Vertical radiator. Double power point.

Principal Bedroom

20'6 x 11'3 (6.25m x 3.43m)
Two Upvc double glazed windows overlooking the rear garden. Two radiators. Two access doors to eaves storage.

En-Suite Shower Room

7'9 x 6'10 (2.36m x 2.08m)
Upvc double glazed window to the side. Fully tiled shower enclosure with mains shower unit, vanity unit with inset wash hand basin, tiled splashback and close coupled WC. Chrome heated towel rail. Extractor fan. Downlighters. LVT flooring.

Bedroom

12'10 x 8'10 narr to 7'8 (3.91m x 2.69m narr to 2.34m)
Upvc double glazed window to the front. Radiator. High level power points and Ethernet Cat6 Wall Socket. Access to eaves storage.

Bedroom

11'3 x 10'9 narr to 7'3 (3.43m x 3.28m narr to 2.21m)
Upvc double glazed window to the front. High level power point and Ethernet Cat6 Wall Socket. Radiator. Access to eaves storage.

Bathroom

8'10 x 5'9 (2.69m x 1.75m)
Upvc double glazed obscure window to the side. Suite comprising P shaped bath with mains shower over, vanity unit with inset wash hand basin, mixer tap, splashback tiling and close coupled WC. Chrome heated towel rail. Extractor fan. Downlighters. LVT flooring.

Garden Room

18'11 x 12'6 (5.77m x 3.81m)
Upvc double glazed window and Upvc double glazed French doors to the garden. Access via fitted ladder to mezzanine floor. Wall mounted air conditioning and heater unit. Consumer unit. Power and plumbing to facilitate a kitchenette.

Garden Room Shower

6'2 x 5'9 (1.88m x 1.75m)
Velux window. Suite comprising corner shower enclosure with mermaid panels and electric shower, vanity unit with inset wash hand basin, instant hot water heater and close coupled WC. Heated towel rail. Vinyl flooring.

Rear Garden

Predominantly laid to lawn and paved patio seating area. Garden storage building 11'11 x 8'1 (3.63m x 2.46m). Exterior taps and lights. Pedestrian gated access to Milner Road providing easy access to the Garden Building. Pedestrian gated side access to the front.

Front Garden

Laid to block paving.

Broadband

The vendor has advised there is fibre broadband to the property and garden building - 300mbps (capable of speeds up to 2Gbps to be confirmed).

Tenure

This property is Freehold.

Council Tax Band

Band A : £1,535.50 2025/26
This banding is likely to be subject to review when a sale transaction takes place.

Location & Amenities

Seasalter beach (0.6 miles - 10/12 mins on foot), The Oyster Pearl (0.5 miles) and the popular pub and restaurant 'The Rose in Bloom' (0.8 miles) with views over the sea can be reached on foot.

A range of local amenities are within easy reach in Faversham Road; bus services, the Co-op store, Cheadles Chemist and Joy Lane store and Post Office (approx 0.5 miles).

Estuary View Medical Centre with its urgent treatment centre and minor injury unit together with Prospect Retail Park which includes a Marks & Spencer's Food Hall, Aldi & Home Bargains (amongst others) approximately a mile.

Fashionable Whitstable, approximately 1.5 miles, offers an array of independent restaurants, interesting boutiques and artisan shops.

Major road links are easily accessible via the A299 and the nearest ferry port is Dover.

