



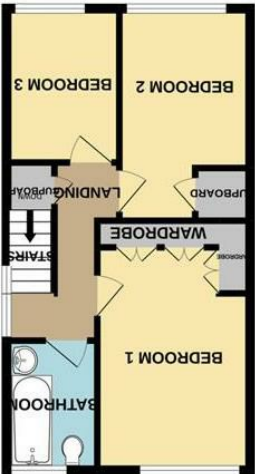
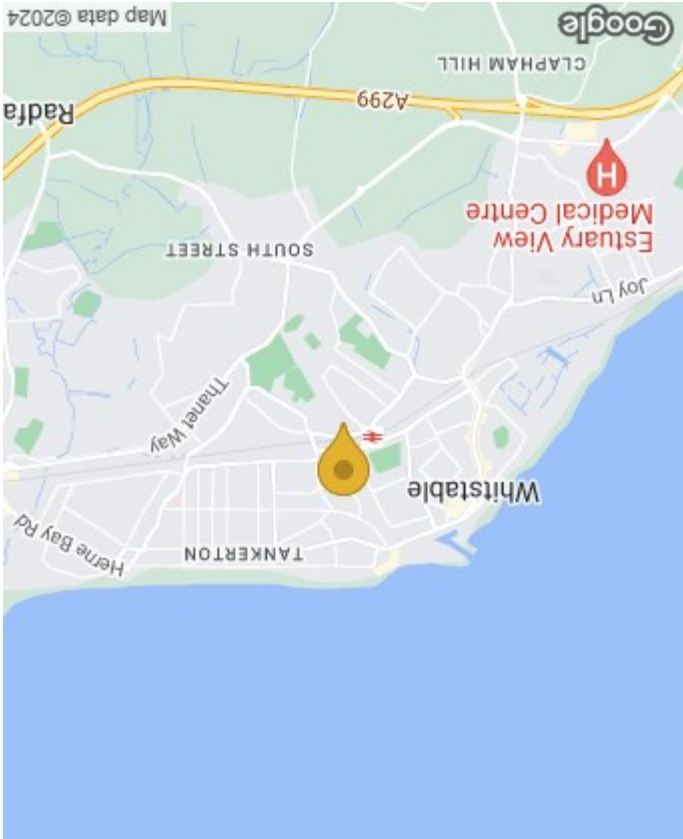
VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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

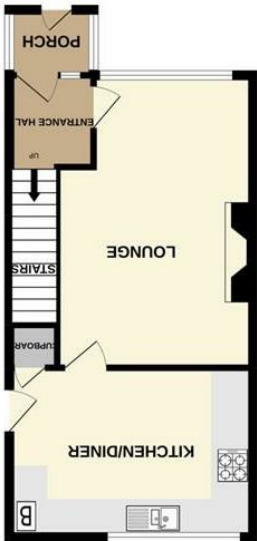
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the description and measurements by visiting the property in person.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A (92 plus)	(81-91)
B (89-91)	(81-91)
C (85-88)	(75-80)
D (82-84)	(65-69)
E (79-81)	(55-64)
F (71-78)	(41-54)
G (1-70)	(1-40)

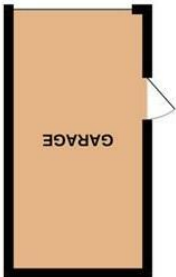
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (81-91)	(65-69)
B (75-80)	(55-64)
C (65-69)	(41-54)
D (55-64)	(21-38)
E (41-54)	(1-40)
F (21-38)	(1-40)
G (1-40)	(1-40)



1ST FLOOR



GROUND FLOOR



8 All Saints Close
Whitstable, CT5 1SB

Working for you and with you



8 All Saints Close
Whitstable, CT5 1SB

Conveniently located, this super semi-detached home is situated just a few minutes' walk from Whitstable railway station and a local convenience store.

The vibrant town centre with its array of trendy independent retailers, celebrated restaurants, chic boutiques, delicatessens and cafes is a short stroll away.

Neat and tidy throughout, the comfortable accommodation comprises useful enclosed porch, entrance hall, lounge to the front and a well fitted kitchen/diner on the ground floor. Upstairs are three bedrooms, two doubles and a single, with a white bathroom completing the interior.

The lovely rear garden is a peaceful haven away from the everyday hustle and bustle and has been zoned to provide a seating area, lawn area and, at the far end, a greenhouse and sufficient space to create a kitchen garden, ticking all the boxes for a family home.

Ample off-road parking is available with double gates opening to an enclosed parking/storage area undercover of a carport, with a good size garage providing the finishing touch outside.

Whitstable is a fashionable and flourishing town offering you the best of coastal living.

£364,995



Enclosed Porch

Upvc double glazed construction with brick work to the lower elevation. Tiled floor. Upvc double glazed door to the entrance hall.

Entrance Hall

Radiator. Power point. Door to the lounge. Stairs to the first floor.

Lounge

18'2" x 11'8" max narr to 9'6" (5.56m x 3.58m max narr to 2.92m)
Upvc double glazed window to the front. Feature fireplace with gas fired coal effect fire (not used for some time). Two radiators. Built-in shelves with glass sliding doors. Telephone and television points.

Kitchen/Diner

14'10 x 9'10 (4.52m x 3.00m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the driveway. Matching range of wall, base and drawers units with concealed under unit lighting. Two carousel corner units. Worktop with inset stainless steel sink unit and mixer tap. Freestanding slot in gas double oven, grill and hob with extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler. Radiator. Partially tiled walls. Tiled floor.

Landing

Upvc double glazed window to the side. Power point. Thermostat control for central heating. Storage cupboard with slatted shelves. Loft access via ladder to an insulated and boarded loft with light.

Bedroom 1

12'11 to wardrobe x 9'2 (3.94m to wardrobe x 2.79m)
Upvc double glazed window overlooking the rear garden. Radiator. Built-in ceiling height wardrobes. Telephone point.

Bedroom 2

13'3" max narr to 9'4" x 8'0" narr to 5'1 (4.04m max narr to 2.84m x 2.44m narr to 1.55m)
Upvc double glazed window overlooking the front. Radiator. Built-in airing cupboard with radiator and slatted shelves.

Bedroom 3

9'3 x 6'9 (2.82m x 2.06m)
Upvc double glazed window to the front. Radiator.

Bathroom

7'10 x 5'5 (2.39m x 1.65m)
Upvc double glazed obscure window to the rear. Suite comprising bath with mains operated shower over, pedestal wash hand basin and close coupled WC. Radiator. Partially tiled walls. Laminate flooring.

Garage

19'2 x 8'3 (5.84m x 2.51m)
Up and over door to the front. Power and light. Personal door to the garden.

Rear Garden

Predominantly laid to lawn with a paved patio seating area. Established planting. Two storage sheds. Feature trellis arch leading to greenhouse access and dedicated vegetable beds. External tap. Useful sun awning above the kitchen window. Enclosed with fencing and pedestrian gate to the driveway.

Front Garden

Neat lawn area with flower/shrub borders. Concrete driveway leading to the carport and garage accessed via double gates.

Council Tax Band

Band C: £1952.69 2024/25
We suggest that interested parties make their own enquiries

Tenure

This property is Freehold

Location & Amenities

The mainline railway station provides services to London (Victoria) and London (St Pancras) and services along the coast to Ramsgate.

Access to The Crab and Winkle Way is nearby, a cycle and pedestrian pathway from Whitstable to Canterbury (7.5 miles).

Whitstable's pebble beach is less than a mile.

Major road links are easily accessible via the A299.

Draft Property Brochure Awaiting Approval

