

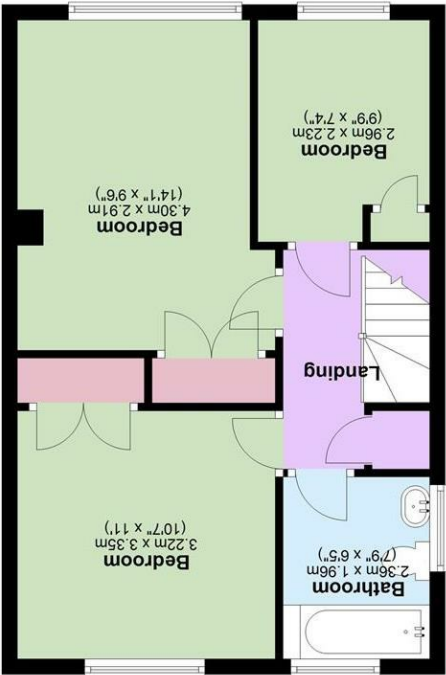
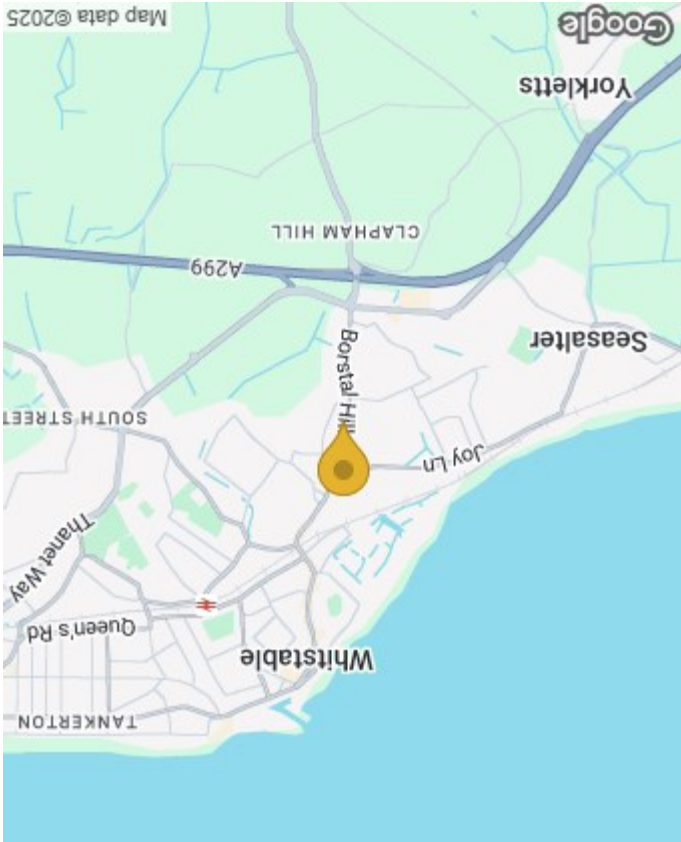
VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ



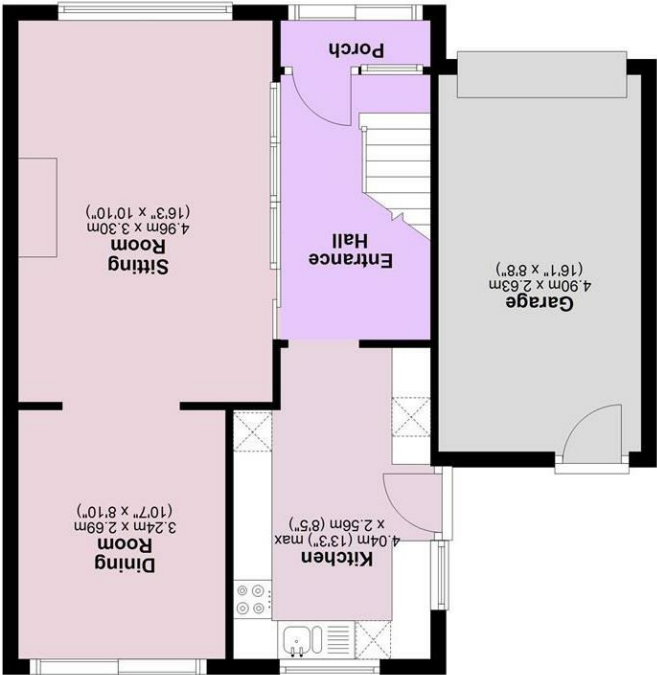
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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs
A (92 plus)	A (91-95)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Current	Current
Potential	Potential
Environmental Impact (CO ₂) Rating	

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Energy Efficiency Rating	



First Floor
Approx. 44.7 sq. metres (480.9 sq. feet)



Ground Floor
Main area: approx. 44.3 sq. metres (477.3 sq. feet)
Plus garages, approx. 12.9 sq. metres (138.8 sq. feet)



19 Borstal Hill
Whitstable, CT5 4NA

Working for you and with you



19 Borstal Hill
Whitstable, CT5 4NA

This much loved three-bedroom semi-detached house has been a treasured family home for many years and now offers tremendous potential to a new family.

Sitting on a generous plot, there is ample space to extend if desired (subject to PP) and the large garden is a wonderful ‘playing field’ or blank canvas for a keen gardener and offers sufficient space for those of us wishing to cultivate ‘The Good Life’ and create a kitchen garden.

An enclosed porch leads to a good size entrance hall, dual aspect sitting/dining room with large picture window to the front ensuring the room is flooded with natural light and patio doors to the rear garden, the kitchen also overlooks the rear garden and completes the ground floor. Upstairs are two double bedrooms, a single bedroom and dual aspect bathroom.

The front garden is plenty big enough to create additional off-road parking.

This is a fabulous opportunity to acquire a home in vibrant Whitstable, a thriving and charming coastal town.

£355,000



Entrance Porch

Upvc double glazed patio doors and fixed Upvc panel with letter box. Light. Tiled floor.

Entrance Hall

11'7 x 6'6 max (3.53m x 1.98m max)
Upvc double glazed entrance door and obscure glazed panel to the side. Radiator. Obscure glazed panels to the lounge. Built-in cupboard housing consumer unit. Stairs to the first floor.

Sitting Room

16'3 x 10'10 (4.95m x 3.30m)
Upvc double glazed window overlooking the front. Feature brickwork fireplace. Radiator. Television point. Wood panelling to one wall. Three wall light points.

Dining Room

10'7 x 8'10 (3.23m x 2.69m)
Upvc double glazed patio doors to the rear garden. Thermostat control for central heating. Wall panelling to one wall.

Kitchen

13'3 x 8'5 (4.04m x 2.57m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door and window to the side. Matching range of wall, base and drawer units. Inset 1½ bowl sink unit with mixer tap. Fitted electric double oven. Four ring gas hob with extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing Baxi gas boiler. Serving hatch to the dining room. Inset downlighters. Partially tiled walls. Vinyl flooring.

Landing

Access via fitted ladder to loft with light.

Bedroom 1

11' x 10'7 (3.35m x 3.23m)
Upvc double glazed window overlooking the rear garden. Radiator. Built-in wardrobe cupboard.

Bedroom 2

14'1 x 9'6 (4.29m x 2.90m)
Upvc double glazed window overlooking the front. Radiator. Built-in wardrobe cupboard. Part wood panelled walls.

Bedroom 3

9'9 x 7'4 (2.97m x 2.24m)
Upvc double glazed window to the front. Radiator. Built-in cupboard over the stairwell. Part wood panelled walls.

Bathroom

7'9 x 6'5 (2.36m x 1.96m)
Upvc double glazed obscure windows to the side and rear. Suite comprising bath with screen to side and mains operated shower unit over, pedestal wash hand basin and close coupled WC. Radiator. Pine clad ceiling with inset ceiling light and fan. Combined light and shaver socket.

Rear Garden

Predominantly laid to lawn. Established trees and planting. Timber summerhouse. External lights. External tap. Enclosed with fencing and pedestrian gated access to the front.

Front Garden

Predominantly laid to lawn and concrete driveway. Established trees. Exterior light.

Garage

16'1 x 8'8 (4.90m x 2.64m)
Up and over door to the front. Power and light. Pedestrian door to the rear garden.

Measurements

Measurements are a guide only and should not be relied upon.

Tenure

This property is Freehold

Council Tax Band

Band C: £1,952.69 2024/25
We would suggest that interested parties make their own enquiries.

Location & Amenities

Whitstable is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages.

The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

Prospect Retail Park with a range of retailers including Aldi, M&S Foodhall, Home Bargains, Halfords and Pets at Home is conveniently nearby (0.7 miles).

Estuary View Medical Centre, with a minor ops and minor injury unit, approximately 1 mile.

More extensive shopping and leisure facilities are available in nearby Canterbury (6 miles).

The mainline railway station (1.2 miles) provides frequent services to London Victoria and London St Pancras.

The A299 Thanet Way is easily accessible and provides links to the A2/M2.

