

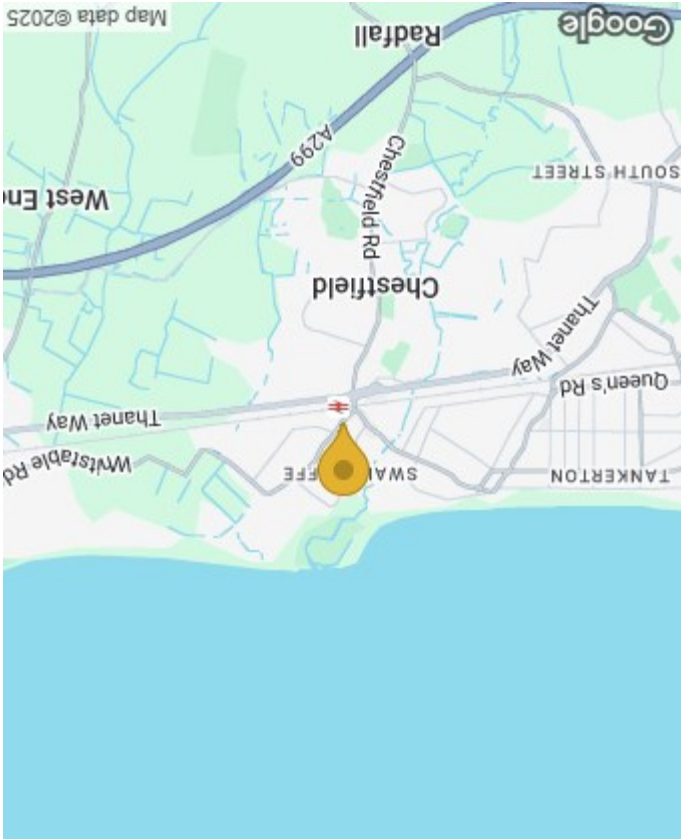


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

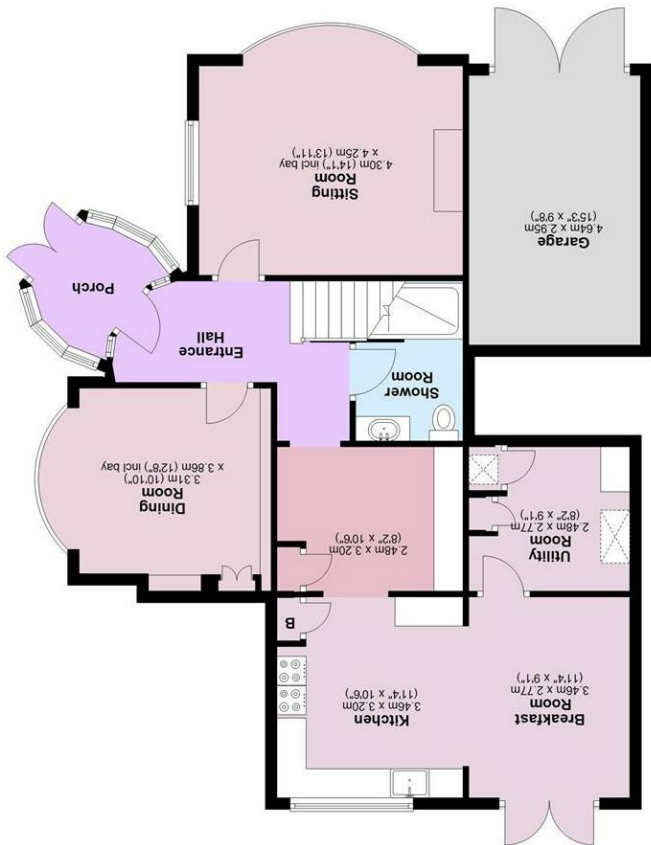
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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)	
(91-100)	
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
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Current	Potential



First Floor
Approx. 61.3 sq. metres (659.7 sq. feet)



Ground Floor
Main area: approx. 82.4 sq. metres (886.9 sq. feet)
Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)



The Turrets Rectory Gardens
Swalecliffe, Whitstable, CT5 2LY



Working for you and with you

The Turrets Rectory Gardens
Swalecliffe, Whitstable, CT5 2LY

In the ownership of the same family for 55 years, this is a rare opportunity to acquire a substantial and distinctive 1930s home with an impressive façade.

Situated in a favoured, no through road, away from passing traffic, an array of amenities are within walking distance. The picturesque seafront and coastal walks (0.5 miles), railway station with links to London (161m), parade of independent shops (73m), highly regarded Swalecliffe primary school (0.6 miles) and bus services to nearby towns. Convenience on your doorstep.

A comfortable and characterful interior comprises 4 bedrooms, a first-floor bathroom and handy ground floor shower room, sitting room, separate dining room/family room, useful multipurpose area with floor to ceiling built-in storage, kitchen/breakfast room, utility room and a charming porch, a welcoming introduction to this splendid home.

The attractive gardens have been created using a range of materials to add structure, texture and character to the landscape and provide a tranquil setting to sit and relax or enjoy the company of family and friends. A plethora of external power sockets accommodate strategically placed lighting creating an inviting and visually appealing outdoor space.

This home has plenty to offer in addition to a wonderful coastal lifestyle.

£875,000



Accommodation

Enclosed Entrance Porch

Entrance Hall

Sitting Room

14'1 into bay x 13'11 (4.29m into bay x 4.24m)

Dining Room/Family Room

12'8 x 10'10 (3.86m x 3.30m)

Kitchen/Breakfast Room

22'8 x 10'6 overall (6.91m x 3.20m overall)

Kitchen

11'4 x 10'6 (3.45m x 3.20m)

Breakfast Room

11'4 x 9'1 (3.45m x 2.77m)

Utility Room

9'1 x 8'2 (2.77m x 2.49m)

Ground Floor Shower Room

Multipurpose Area With Built-in Storage

10'6 x 8'2 (3.20m x 2.49m)

Landing

Principal Bedroom

14'1 into bay x 13'11 (4.29m into bay x 4.24m)

Bedroom 2

16'3 x 8'10 max (4.95m x 2.69m max)

Bedroom 3

15'4 x 8'10 (4.67m x 2.69m)

Bedroom 4

10'9 x 6' (3.28m x 1.83m)

Bathroom

10'9 x 5'3 (3.28m x 1.60m)

Garage

15'3 x 9'8 (4.65m x 2.95m)
If additional space is required, the integral garage could be an ideal solution providing further living accommodation (subject to all planning consents) and potentially adding value.

Workshop/Storage Shed

28'3 max x 6'7 (8.61m max x 2.01m)
Spacious workshop/storage facility with power and light.

Property Information

Attractive 1930's façade
Charming entrance porch
Picture rails
Feature wood panelling
Exposed floorboards
Curved radiators in the sitting room, dining room and principal bedroom
Automatic lighting to the ground floor shower room & Electric underfloor heating to the ground floor shower room
Automatic lighting to the principal bathroom
Fitted loft ladder to loft with light
Extensive parking
Power in place to install electric gates to the front if desired
Extensive external lighting to front and back operated from inside the property
Extensive external power sockets operated from inside the property
External taps to front and back
Discreet bin storage
Approximate plot size – 0.16 of an acre
EPC Rating : D

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Council Tax Band

Band E : £2,815.08 2025/26
We respectfully suggest that interested parties make their own enquiries

Tenure

This property is Freehold

