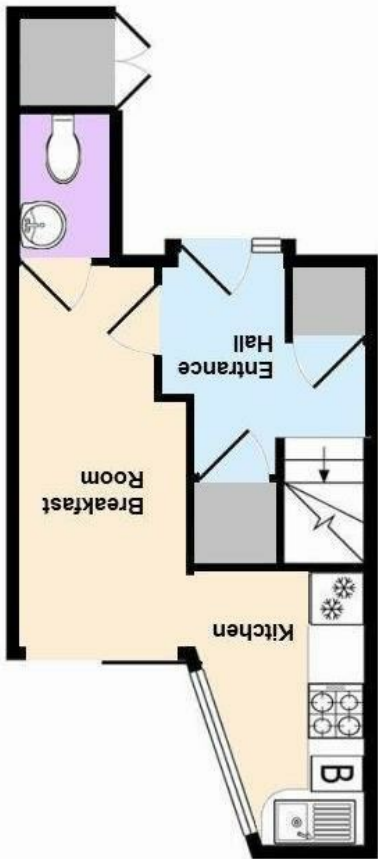
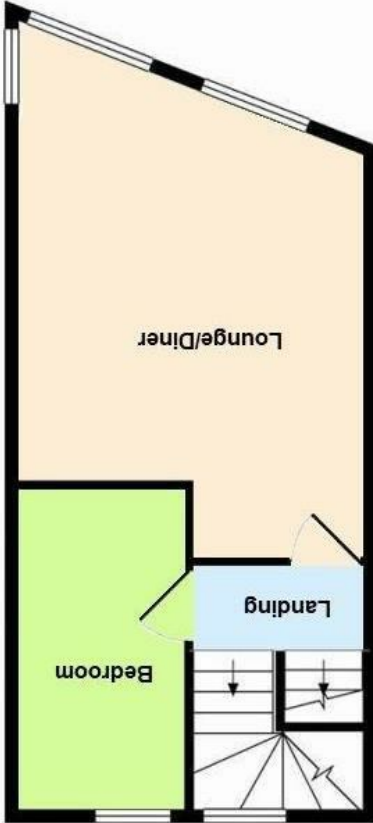
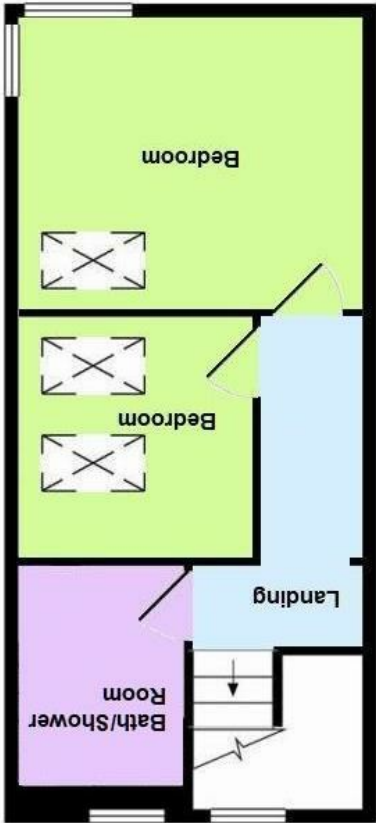
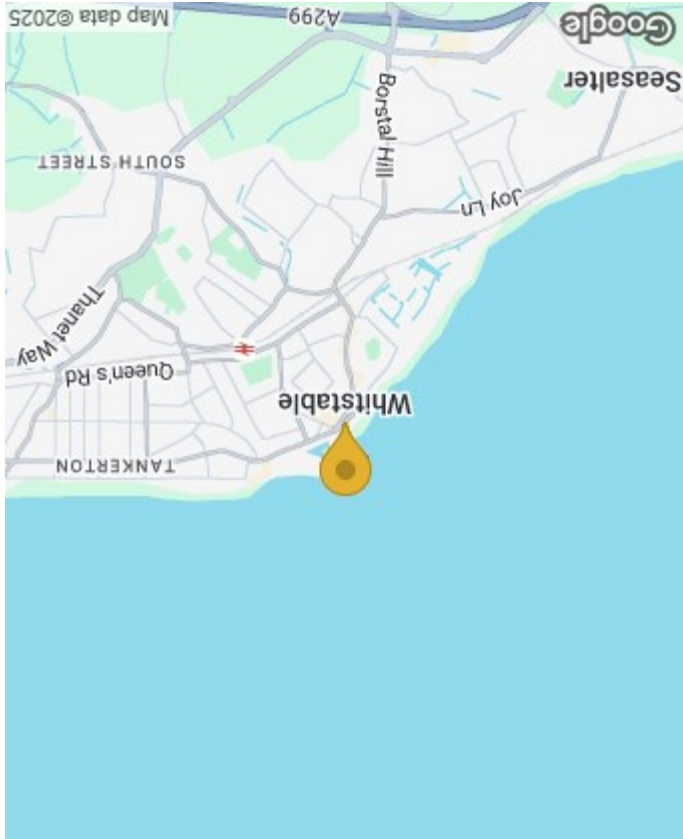
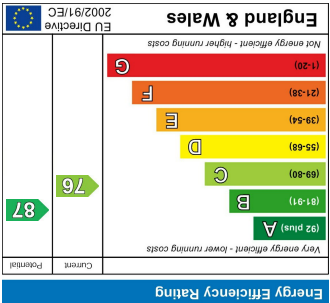
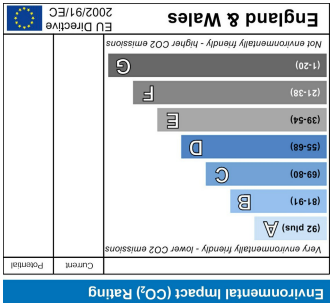




VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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



33 Sea Street
Whitstable, CT5 1AN



Working for you and with you

33 Sea Street
Whitstable, CT5 1AN

Situated in the very heart of Whitstable, a thriving seaside town, this smartly presented end of terrace town house is within moments of the delightful seafront and thriving high street, a hub of activity with its array of trendy independent retailers, superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

The interior has been enhanced by the current owners and comprises entrance hall, kitchen/breakfast room with access to the private courtyard garden and cloakroom on the ground floor; spacious lounge/diner and bedroom 3 on the first floor, a generous principal bedroom with sea views, further double bedroom and sleek, contemporary bath/shower room, occupy the second floor.

For sale chain free with a highly desirable parking space, a sought-after asset in a town centre property, this is an excellent opportunity to immerse yourself in the coastal lifestyle and vibrant community as a Whitstable resident, enjoy a beach retreat for rest and relaxation or an investment opportunity generating valuable income; a truly versatile property.

A home audio system, with in-ceiling speakers, is the finishing touch to this appealing residence.

£495,000



Entrance Hall

Entrance door with glazed panels and full height glazed panel to the side. Radiator. Cloaks/storage cupboard with consumer unit, power points, audio system equipment and light. Under stairs storage cupboard. Double power point. Thermostat control for central heating. Stairs to the first floor.

Kitchen

9'11 x 5'8 max (3.02m x 1.73m max)
Matching range of wall and base units. Granite worktop and upstand with inset drainer flutes and stainless steel sink unit with mixer tap. Gas hob with electric oven below and stainless steel extractor hood above. Integrated fridge/freezer. Integrated washing machine. Cupboard housing wall mounted Worcester gas boiler. Tiled walls and tiled floor. Inset downlighters. Double glazed full height window overlooking the courtyard garden. Extractor fan. Inset ceiling speaker. Opening to

Breakfast Room

13'8 x 5'11 (4.17m x 1.80m)
Double glazed patio doors to the courtyard garden. Radiator. Inset ceiling speaker. Telephone point. Inset downlighters. Tiled floor.

Cloakroom

4'10 x 2'11 (1.47m x 0.89m)
Suite comprising vanity unit with cupboard under, inset wash hand basin and mixer tap, splashback tiling, illuminated mirror above and close coupled WC. Radiator. Extractor fan. Inset downlighters. Tiled floor.

First Floor Landing

Window to rear. Double power point. Doors to lounge and bedroom 3. Inset downlighters. Stairs to second floor.

Lounge

18'1 max narr to 16'1 x 12'11 (5.51m max narr to 4.90m x 3.94m)
Large double glazed full height corner window to front with sea glimpses and further double glazed feature window to the front. Two radiators. TV and telephone points. Two inset ceiling speakers. Downlighters. Wood flooring.

Bedroom 3

10'10 x 6' (3.30m x 1.83m)
Double glazed window to the rear. Radiator. Inset ceiling speaker. Inset downlighters.

Second Floor Landing

Window to the rear. Loft access via fitted loft ladder. Radiator. Double power point. Inset downlighters.

Bedroom 1

13'2 x 11'2 (4.01m x 3.40m)
Double aspect windows to the front with sea views. Radiator. TV and telephone points. Vaulted ceiling with remoted operated electric Velux window. Two bedside wall mounted lights. Two inset ceiling speakers.

Bedroom 2

8'10 x 8'9 (2.69m x 2.67m)
Vaulted ceiling with two remoted operated electric Velux windows. Radiator.

Bathroom

8'3 x 5'11 (2.51m x 1.80m)
Suite comprising corner shower enclosure with mains shower unit, double ended bath with hand held shower attachment and wall mounted shower/bath filler valves, wall mounted vanity unit with wash hand basin and mixer tap and closed coupled WC. Chrome heated towel rail. Inset ceiling speaker. Extractor fan. Inset downlighters. Tiled walls and tiled floor. Obscure window to the rear.

Courtyard Garden

Private enclosed courtyard garden. Low maintenance artificial grass. Retractable washing line. Pedestrian gate to the rear.

Covered Parking

Block paved providing parking for one car. Exterior storage cupboard. Exterior light.

Useful Information

We understand the boiler was replaced in January 2024.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,047.33 2025/26
We respectfully suggest that interested parties make their own enquiries.

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.

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.

