

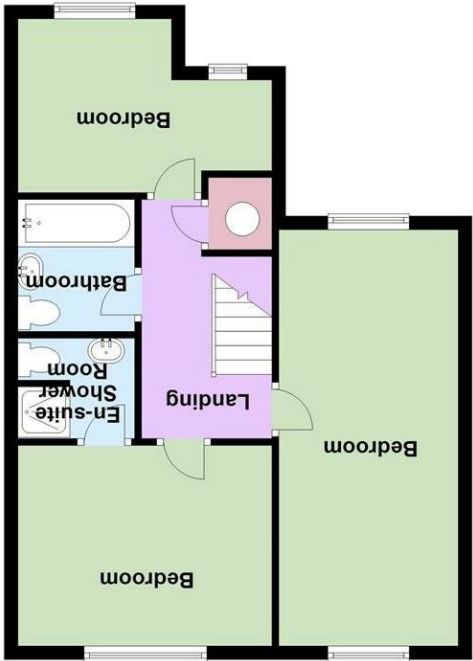
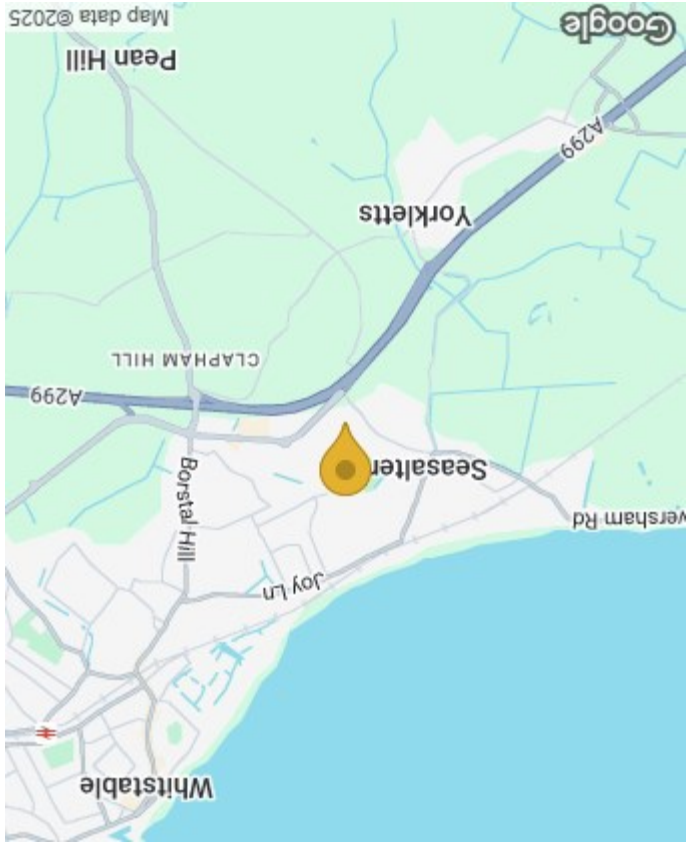


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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 <sub>2</sub> 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 <sub>2</sub> emissions	
Current	Potential

England & Wales	
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Not energy efficient - higher running costs	
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First Floor  
Approx. 49.7 sq. metres (534.5 sq. feet)



Ground Floor  
Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 107.1 sq. metres (1153.1 sq. feet)



15 Thistle Drive  
Whitstable, CT5 4UL



Working for you and with you



15 Thistle Drive  
Whitstable, CT5 4UL

Chain Free Sale.

Immaculate throughout, this super semi-detached house is located in thriving Whitstable, a fashionable coastal town.

The comfortable accommodation comprises entrance hall, kitchen, cloakroom and lounge/diner leading to a Upvc double glazed conservatory. On the first floor are three double bedrooms and a modern shower room with large walk-in shower; the principal bedroom benefits from en-suite facilities.

Completing this much loved home is a well kept garden and integral garage with potential to provide further accommodation subject to necessary planning consents.

Conveniently situated, Prospect Retail Park is nearby (0.5 miles) with a variety of retailers including an M&S Foodhall, Aldi, Home Bargains, Halfords and Pets at Home; Estuary View, a state-of-the-art medical centre, with a minor injuries and minor ops unit, is 0.3 miles.

This house must be viewed and offers a fabulous opportunity to embrace the benefits of a coastal lifestyle.

£360,000



Awaiting Vendor Approval

Entrance Hall

Entrance door with canopy over to entrance hall. Upvc double glazed window to the side. Wall mounted consumer unit. Thermostat control for central heating. Radiator. Stairs to the first floor. Tiled flooring.

Kitchen

8'9 x 7'5 (2.67m x 2.26m)  
Upvc double glazed window to the front. Matching range of wall, base and drawer units with solid oak cupboard doors and laminate worktops. Concealed under unit lighting. Inset 1½ stainless steal sink unit with mixer tap. Free standing slot in gas cooker with four gas burners, double oven and grill. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Partially tiled walls. Tiled floor.

Cloakroom

5'6 x 3'9 (1.68m x 1.14m)  
Suite comprising close coupled WC and pedestal wash hand basin. Wall mounted double cupboard. Extractor fan. Radiator. Tiled floor.

Lounge/Diner

17' x 12'4 (5.18m x 3.76m)  
Upvc double glazed window to the rear and Upvc sliding patio door to the conservatory. Under-stairs storage cupboard with hanging hooks. Two radiators. Telephone point.

Conservatory

10'8 x 7'7 (3.25m x 2.31m)  
Upvc double glazed conservatory with panels to the lower elevation and windows above overlooking the rear garden. Combined fan and ceiling light. Power points. Polycarbonate roof. Tiled floor. French doors to the rear garden.

Landing

Access to loft space. Built in airing cupboard housing hot water cylinder. Radiator.

Bedroom 1

12'4 x 9'9 (3.76m x 2.97m)  
Upvc double glazed window to the rear aspect with sea glimpses. Fitted wardrobes. Telephone point. Radiator. Door to the en-suite shower room.

En-Suite Shower Room

5'5 x 4'9 (1.65m x 1.45m)  
Suite comprising shower cubicle with mains operated shower and hand held shower attachment, shower curtain (the original shower door is available), pedestal wash hand basin and close coupled WC. Radiator. Shaver socket. Extractor fan. Downlighters. Partially tiled walls. Tiled floor.

Bedroom 2

20'1 x 8'3 (6.12m x 2.51m)  
Dual aspect room with Upvc double glazed windows to front and rear aspect. Two fitted wardrobes. Two radiators.

Bedroom 3

12'4 x 8'4 narrow to 4'5 (3.76m x 2.54m narrow to 1.35m)  
Two Upvc double glazed windows to the front. Radiator.

Shower Room

6'4 x 5'5 (1.93m x 1.65m)  
Suite comprising panelled bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Partially tiled walls. Radiator. Extractor fan. Tiled floor.

Rear Garden

32'2 x 23'7 (9.80m x 7.19m)  
Paved patio and footpath to shed, surrounding lawn area. Established planting and shrubs. External tap. Enclosed with fencing. Personal door to the garage.

Garage

18'7 x 8'6 (5.66m x 2.59m)  
Up and over door to the front. Wall mounted gas central heating boiler. Power and light. Personal door to the rear garden.

Front Garden

Tarmac driveway to the garage. Pathway to the front door. Established shrubs. Wall mounted gas and electricity meter boxes. External tap.

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.

Tenure

This property is Freehold.

Council Tax Band

Band C - £2,047.33 2025/26  
We would suggest that interested parties make their own investigations

Location & Amenities

Delightful Whitstable (approx 1.7) offers an array of interesting boutiques, artisan shops and well-known restaurants to choose from with the picturesque seafront enjoyed by locals and visitors alike.

There are a good selection of primary schools with The Whitstable School (2.1 miles) providing local secondary education; a wealth of further educational and shopping facilities are available in Canterbury (6.5 miles).

Whitstable Railway Station is approximately 2.4 miles with the A299 Thanet Way easily accessible (approx a mile) providing a link to the main road networks M2/A2.

