

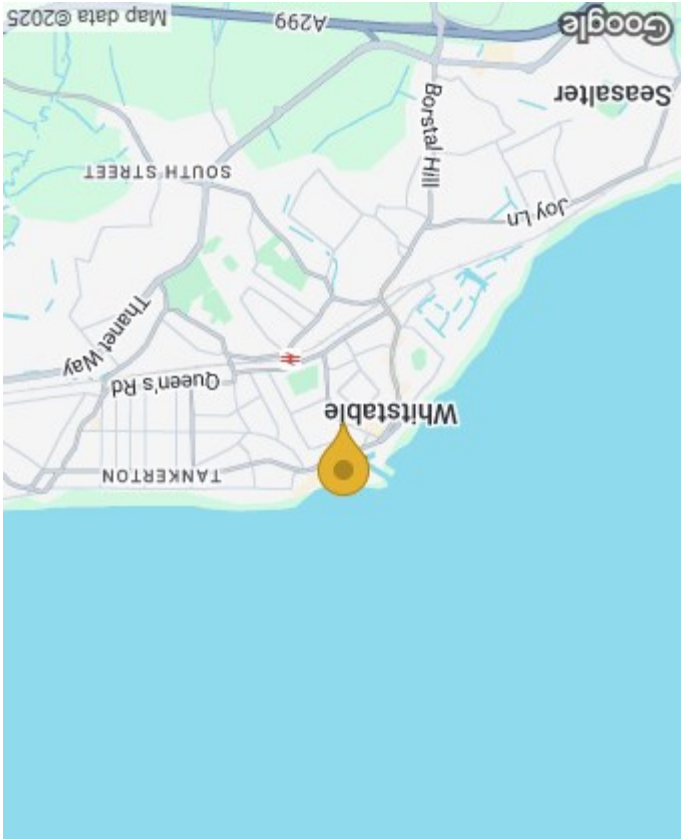


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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not energy efficient - higher running costs	
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96 Woodlawn Street
Whitstable, CT5 1HH



Working for you and with you

96 Woodlawn Street
Whitstable, CT5 1HH

An excellent opportunity to immerse yourself in the coastal lifestyle with the picturesque seafront, working harbour and vibrant high street just moments away from this spacious terraced house.

Situated in the very heart of Whitstable, a flourishing and fashionable coastal town, this traditional and highly desirable home provides well-proportioned accommodation comprising entrance hall, lounge/diner with sash bay window to the front, separate snug/home office and well fitted kitchen with access to the rear garden. The first floor comprises a generous principal bedroom to the front aspect, two further good-sized bedrooms and a smart family bathroom.

A South Westerly facing rear garden is a pleasant and sunny setting, perfect for rest and relaxation or enjoying the company of family and friends.

With the convenience and comfort of an array of amenities nearby, this is a superb opportunity to enjoy coastal living in a thriving seaside town.

£485,000



Entrance Hall

Timber front door with attractive obscure glazing. Radiator. Victorian corbel archway. Stairs to the first floor. Exposed floorboards.

Lounge/Diner

25' into bay x 11'4 (7.62m into bay x 3.45m)
Overall measurement

Lounge

13'8 into bay x 11'4 (4.17m into bay x 3.45m)
Timber sash window to the front. Feature fireplace with marble mantelpiece, attractive tiled surround amd slate hearth. Radiator. Exposed floorboards.

Dining Room

12'6 x 11'3 (3.81m x 3.43m)
Upvc double glazed window overlooking the rear garden. Radiator. Exposed floorboards.

Home Office/Snug

9'10 x 8'7 (3.00m x 2.62m)
Upvc double glazed window to the side. Radiator. Under stairs storage cupboard. Telephone point. Exposed floorboards.

Kitchen

10'2 x 8'8 (3.10m x 2.64m)
Upvc double glazed window overlooking the rear garden and door to the rear garden. Range of matching wall, base and drawer units. Laminate worktop with inset 1½ stainless steel sink unit and mixer tap. Space for slot in electric/gas cooker. Ceramic hob with stainless steel extractor hood above. Integrated dishwasher. Space and plumbing for washing machine. Space for under counter fridge. Feature floor tiles.

Split Level Landing

Access to boarded loft with light.

Bedroom 1

14'8 max x 11'4 (4.47m max x 3.45m)
Two sash windows to the front aspect. Feature cast iron fireplace with wooden surround. Two radiators. Built-in cupboard with shelves.

Bedroom 2

11'2 x 9'10 (3.40m x 3.00m)
Upvc double glazed window to the rear overlooking the garden. Radiator.

Bedroom 3

8'9 x 7'6 (2.67m x 2.29m)
Upvc double glazed window overlooking the rear garden. Radiator.

Bathroom

9'11 x 5'9 (3.02m x 1.75m)
Upvc double glazed obscure window to the side. Suite comprising bath with mixer tap, shower over with fixed shower head, hand held shower attachment and glass screen, vanity unit with inset wash hand basin and cupboards below and close coupled WC. Chrome heated towel rail. Extractor fan. Vinyl flooring.

Rear Garden

Concrete patio. Lawn area. Timber storage shed. External tap. Pedestrian gate to the rear.

Front Garden

Black and white checkerboard pathway to the front door. Low level border wall to the front.

Measurement

Please note measurements are a general guide.

Tenure

This property is Freehold

Council Tax Band

Band C: £2,047.33 2025/26
(may we respectfully request that interested parties make their own enquiries)

Location & Amenities

Whitstable is a thriving coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes add to the appeal of living by the sea.

The mainline railway station (0.4 miles on foot, approx 10 minutes walk) provides fast and frequent links to both London St Pancras & London Victoria.

Frequent bus services to local towns are available in nearby Harbour Street, just a minute or two on foot, and the No. 5 bus service from Cromwell Road.

Motorway links can be accessed via the A299 Thanet Way (approx 2 miles).

