

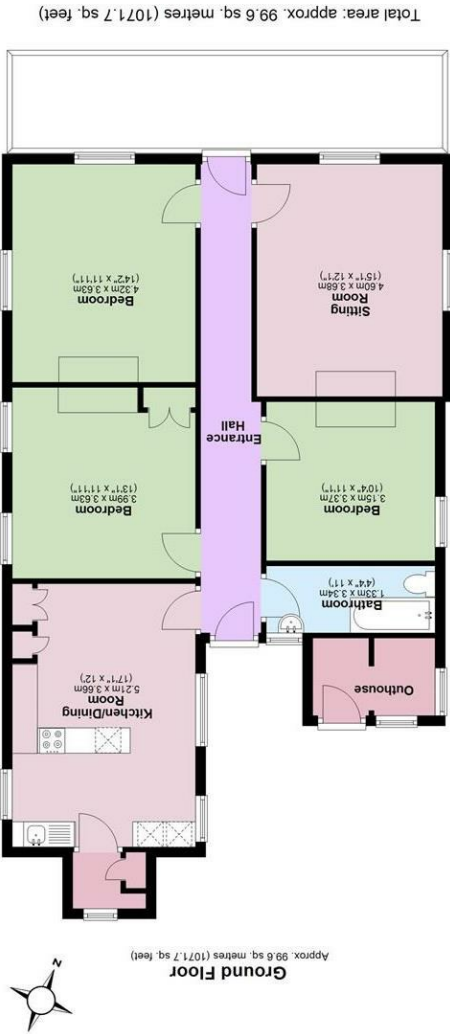
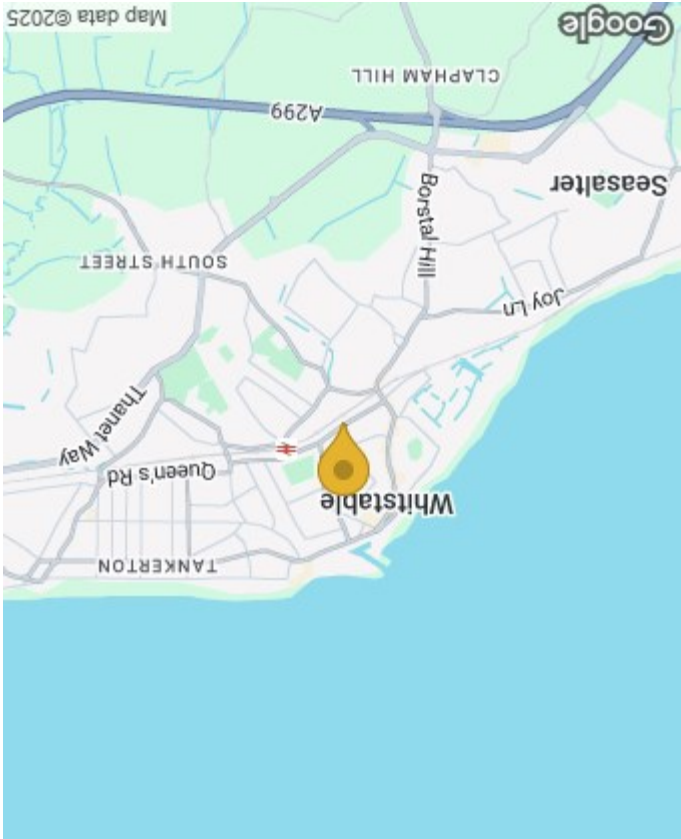


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England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO <sub>2</sub> emissions	Current	Potential
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(1-10)	A	
(11-20)	B	
(21-30)	C	
(31-40)	D	
(41-50)	E	
(51-60)	F	
(61-70)	G	
(71-80)		
(81-90)		
(91-100)		



66 Cromwell Road  
Whitstable, CT5 1NN

SPILLER  
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Working for you and with you



66 Cromwell Road  
Whitstable, CT5 1NN

An extremely rare find in the heart of favoured Whitstable.

This charming double fronted bungalow is set back from the road and approached via delightful cottage style gardens with a myriad of established planting and a super ornamental cherry tree, covered in a beautiful cloud of blossom during the spring.

Lovely high ceilings enhance the feeling of openness, providing a light and airy feel throughout.

Now requiring some TLC, this property is an excellent prospect to create your perfect home within a stone’s throw of the picturesque seafront and thriving town centre with its array of independent retailers, including a selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

The well proportioned accommodation comprises a central entrance hall, three good size bedrooms, sitting room, bathroom, utility cupboard and kitchen/diner, complete with original built-in dresser unit.

Benefitting from a private driveway, a highly prized asset in the town centre, and no forward chain, this bungalow presents a unique opportunity to acquire a distinctive home in a flourishing coastal location.

£550,000



**Entrance Hall**  
31' x 3'11 max (9.45m x 1.19m max)  
Original entrance door with obscure glazing. Cornice detailed archway, picture and dado rails. Radiator. Thermostat control for central heating. Single power point. Laminate flooring. Double glazed door to the rear garden.

**Sitting Room**  
15'1 x 12'1 (4.60m x 3.68m)  
Upvc double glazed full height window to the front and Upvc double glazed window to the side. Picture rail. Cornice ceiling and ceiling rose. Feature fireplace with coal effect gas fire, wooden mantlepice, marble surround and slate hearth. Radiator. Laminate flooring.

**Kitchen/Diner**  
17'1 x 12' (5.21m x 3.66m)  
Three Upvc double glazed windows overlooking both sides and the garden. Range of matching wall, base and drawer units. Wood worktop with ample workspace. Inset white sink with drainer unit, mixer tap and splashback tiling. Space for under counter fridge and freezer. Space and plumbing for washing machine and slimline dishwasher. Space for freestanding slot in gas cooker. Original built in dresser and cupboards with glazed display cabinets. Radiator. Picture rail. Ample power points. Tiled floor. Door to utility cupboard.

**Utility Cupboard**  
4'10 x 3'5 (1.47m x 1.04m)  
Window to the rear. Worcester wall mounted gas boiler. Cupboard housing hot water cylinder. Light. Double power points.

**Bedroom 1**  
14'2 x 11'11 (4.32m x 3.63m)  
Upvc full height double glazed window to the front and Upvc double glazed window to the side. Picture rail. Corniced ceiling and ceiling rose. Radiator. Telephone socket. Laminate flooring.

**Bedroom 2**  
13;1 x 11'11 (3.96m;0.30m x 3.63m)  
Two Upvc double glazed windows to the side. Corniced ceiling with ceiling rose. Picture and dado rails. Built in wardrobe cupboard with hanging rail and shelf. Radiator. Laminate flooring.

**Bedroom 3**  
11'1 x 10'4 (3.38m x 3.15m)  
Upvc double glazed window to the side. Wood panelling to the lower walls. Built in wardrobe cupboard with hanging rail. Radiator. Laminate flooring.

**Bathroom**  
11' x 4'4 (3.35m x 1.32m)  
Upvc double glazed frosted window the the rear. Suite comprising bath with electric shower over, rail and shower curtain, vanity unit with inset wash hand basin and cupboard below and close coupled WC. Picture rail. Partially tiled walls. Extractor fan.

**Rear Garden**  
45'8 x 29'8 (13.92m x 9.04m)  
Potting shed/outhouse with Upvc double glazed window overlooking the rear garden. Cottage style garden with a variety of perennial plants and shrub borders with established plants and trees. Attractive central flower and shrub bed. Dedicated paved patio seating area partially enclosed with trellis. Timber garden building currently used as a garden leisure space. Exterior tap and light. Gated pedestrian access to both sides.

**Front Garden**  
Driveway with wrought iron double gates and central pathway to the entrance door. Pretty, cottage-style garden with an array of planting and ornamental cherry tree. Brick wall to the front.

**Useful Information**  
We understand from the seller that there is a single solar panel which contributes to the production of hot water.

**Tenure**  
This property is Freehold.

**Council Tax Band**  
Band D: £2303.25 2025/26  
(may we respectfully request 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**  
Whitstable is a thriving coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour together with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes, all adding to the appeal of living by the sea.

Whitstable mainline railway station (0.3 miles) provides fast and frequent links to both London St Pancras & London Victoria.

A frequent bus service to nearby towns, Canterbury and Herne Bay, is available in Oxford Street/High Street (0.2 miles).

There are a good selection of local medical facilities including Estuary View Medical Centre with its minor injuries and minor ops units.

Prospect Retail Park which includes a Marks and Spencer Foodhall, is approximately 1.5 miles.

Major road links are accessible via the A299 which merges with the M2/A2.

