

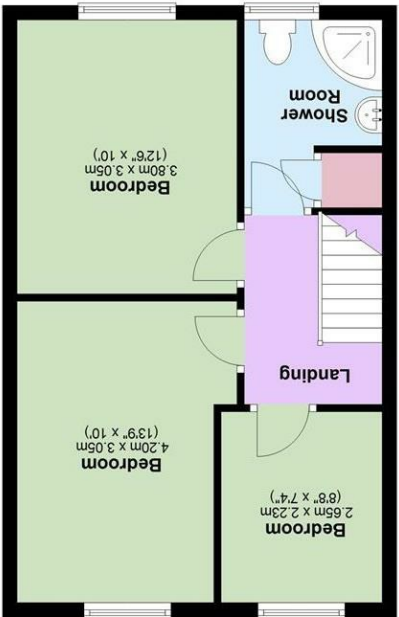
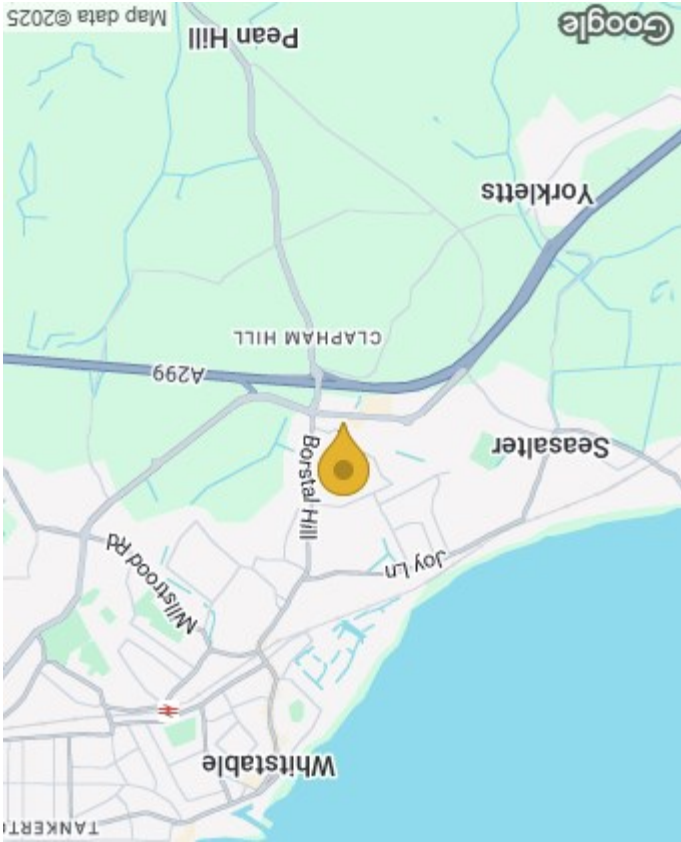


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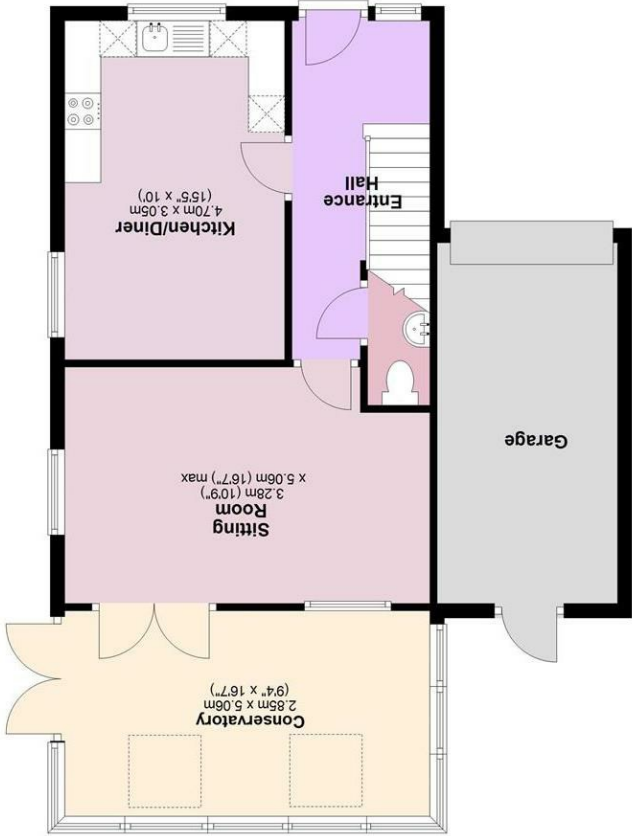
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England & Wales		
EU Directive	2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		
G	(1-20)	
F	(21-38)	
E	(39-54)	
D	(55-69)	
C	(70-89)	
B	(90-109)	
A	(110-129)	
A+	(130-149)	
A++	(150-169)	
A+++	(170-200)	
Very energy efficient - lower CO ₂ emissions		
Current	Potential	

England & Wales		
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First Floor
Approx. 40.9 sq. metres (440.3 sq. feet)



Ground Floor
Approx. 55.8 sq. metres (600.5 sq. feet)

Total area: approx. 96.7 sq. metres (1040.8 sq. feet)



3 The Briars
Long Reach Close, Whitstable, CT5 4QF



Working for you and with you

3 The Briars
Long Reach Close, Whitstable, CT5 4QF

Appealing chain free sale.

Welcome to this detached house, built in 1997, combining contemporary living with the tranquillity of a peaceful neighbourhood, away from the hustle and bustle of passing traffic.

This modern property offers a perfect blend of comfort and potential, and with three well-proportioned bedrooms, this home can accommodate the requirements of family living or provide space for a guest room or home office.

The ground floor includes a practical cloakroom, versatile kitchen/diner for family gatherings and casual dining, sitting room, and the standout feature a very useful conservatory, which is equipped with an insulated roof and two roof lights. This is a bright and airy space allowing natural light to flood in, creating a serene environment to enjoy throughout the year.

A private garden is a super space for relaxation or play, with a block paved driveway and garage completing this home.

Tucked away, yet with the convenience of amenities and transport links within easy reach, this location allows for a quieter lifestyle without sacrificing access to every day amenities.

An excellent opportunity to enjoy the benefits of coastal living in a fashionable and flourishing town.

£450,000



Entrance Hall

Upvc double glazed front door with Upvc double glazed window to the side. Radiator. Telephone point. Double power point. Consumer unit. Dado rail. Wood flooring. Stairs to the first floor.

Sitting Room

16'7 x 10'9 (5.05m x 3.28m)
Upvc double glazed window overlooking the conservatory and window to the side overlooking the garden. Two radiators. Television point. Thermostat control for central heating. Dado rail. Wood flooring. Upvc double glazed French doors to the Conservatory.

Kitchen/Diner

15'5 x 10' (4.70m x 3.05m)
Upvc double glazed window to the front and additional window to the side overlooking the garden. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit. Space for freestanding slot in electric cooker with cooker hood above. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted Worcester central heating boiler - we understand this was replaced in January 2025. Central heating timer and controls. Dado rail. Radiator. Vinyl flooring.

Conservatory

16'7 x 9'4 (5.05m x 2.84m)
The conservatory is cavity brickwork to the lower elevation with Upvc double glazed windows above and French doors to the garden. Insulated roof with two Velux windows. Two radiators. Power points. Vinyl flooring.

Cloakroom

Wall mounted wash hand basin and closed coupled WC. Dado rail. Extractor fan. Tile effect vinyl flooring.

Landing

Single power point. Loft access.

Bedroom 1

13'9 x 10' (4.19m x 3.05m)
Upvc double glazed window to the front. Radiator. Picture rail.

Bedroom 2

12'6 x 10' (3.81m x 3.05m)
Upvc double glazed window overlooking the rear garden. Radiator. Picture rail.

Bedroom 3

8'8 x 7'4 (2.64m x 2.24m)
Upvc double glazed window overlooking the rear garden. Radiator. Picture rail.

Shower Room

6'4 x 5'1 + door recess (1.93m x 1.55m + door recess)
Upvc double glazed obscure window to the front. Suite comprising corner shower enclosure with mermaid panels and mains operated shower, vanity wash hand basin with cupboard below and close coupled WC. Radiator. Airing cupboard with shelves and hot water cylinder. Extractor fan. Vinyl flooring.

Rear Garden

Predominantly laid to lawn with a paved patio seating area. Established shrubs and trees. Pedestrian door to the garage and pedestrian gate to the front driveway.

Garage

18' x 8'6 (5.49m x 2.59m)
Up and over door to the front and pedestrian door to the rear garden. Power and light.

Tenure

This property is Freehold

Council Tax Band

Band E: £2,815.08 2025/26
(we respectfully suggest 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 itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages.

The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

Prospect Retail Park with a range of retailers including Aldi, M&S Foodhall, Home Bargains, Halfords and Pets at Home, is conveniently nearby 0.1 miles (approx 4-6 mins on foot).

More extensive shopping and leisure facilities are available in nearby Canterbury (6 miles).

The mainline railway station (1.6 miles) provides frequent services to London (Victoria) approximately 80 minutes.

The A299 Thanet Way is easily accessible and provides links to the A2/M2.

