

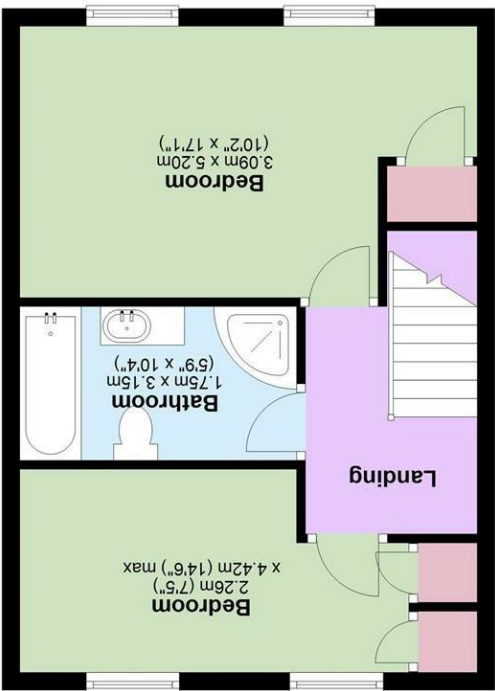
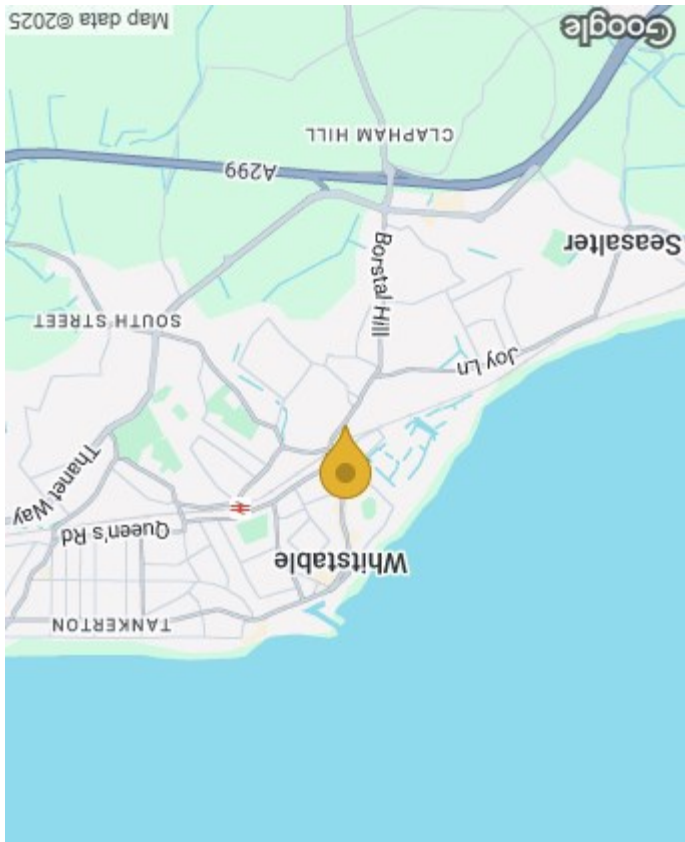


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

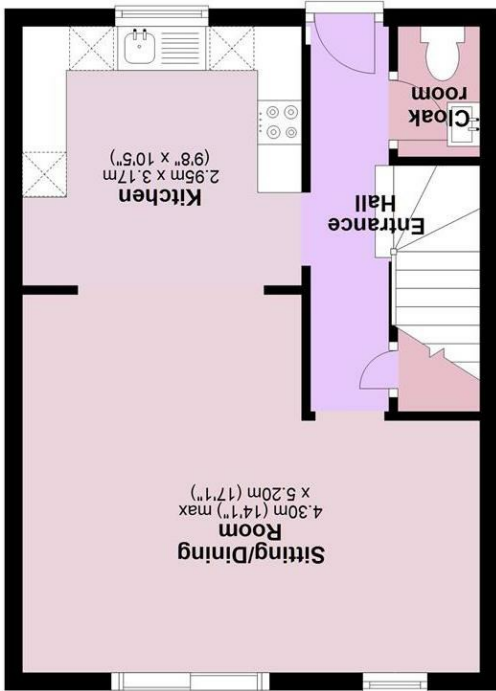
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not energy efficient - higher running costs	
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First Floor  
Approx. 38.0 sq. metres (409.0 sq. feet)



Ground Floor  
Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.0 sq. feet)



32 Canterbury Road  
Whitstable, CT5 4EY



Working for you and with you



**32 Canterbury Road**  
**Whitstable, CT5 4EY**

For sale chain free and located in flourishing Whitstable with its vibrant maritime heritage, this smart mid terrace house is a perfect blend of modern living and convenience.

Open plan living enhances the sociable nature of this home providing a perfect setting for family gatherings or entertaining friends.

A modern well fitted kitchen includes integrated appliances and sufficient space for a dining table, the sitting room area has patio doors leading to the courtyard garden and a handy cloakroom completes the ground floor. Upstairs an exceptionally spacious principal bedroom, second good size bedroom and contemporary bathroom with bath and separate shower facilities, make for easy living.

The low-maintenance courtyard garden offers a private outdoor space, perfect for enjoying the fresh sea air or hosting summer barbecues.

Completing this super home a single garage provides secure parking and extra storage options.

With local amenities including trendy independent retailers, a selection of celebrated restaurants, chic boutiques, delicatessens and cafes, you will enjoy the best of coastal living.

**£350,000**



**Entrance Hall**  
Upvc double glazed entrance door. Radiator. Single power point. Under stairs storage cupboard. Laminate flooring. Stairs to the first floor.

**Cloakroom**  
Suite comprising close coupled WC and pedestal wash hand basin with mixer tap. Partially tiled walls. Extractor fan. Tiled floor.

**Open Plan Kitchen/Dining/Living**

**Kitchen**  
10'5 x 9'8 (3.18m x 2.95m)  
Upvc double glazed window to the front. Matching range of wall, base and drawer units. Inset stainless steel sink unit with mixer tap. Ceramic hob with extractor hood above and electric double oven & grill below. Integrated washing machine, dishwasher & fridge freezer. Cupboard housing wall mounted gas boiler. Partially tiled walls. Spotlights. Telephone point. Laminate flooring.

**Sitting/Dining Area**  
17'1 x 14'1 (5.21m x 4.29m )  
Upvc double glazed window overlooking the rear garden and Upvc double glazed patio doors to the rear garden. Two ceiling lights with integrated fans. Television point. Radiator. Laminate flooring. Doorway to the entrance hall.

**Landing**  
Loft access via fitted ladder. We understand the loft has a light and is boarded.

**Bedroom 1**  
17'1 x 10'2 (5.21m x 3.10m)  
Two Upvc double glazed windows to the front. Radiator. Built in wardrobe with shelf and hanging rail.

**Bedroom 2**  
14'6 max x 7'5 (4.42m max x 2.26m)  
Two Upvc double glazed windows to the rear. Built in wardrobe with shelf and hanging rail. Built in airing cupboard with slatted shelves and hot water cylinder. Radiator.

**Bath/Shower Room**  
10'4 x 5'9 (3.15m x 1.75m)  
Suite comprising fully tiled corner shower enclosure with mains shower, bath with mixer tap, vanity unit with counter top wash hand basin with mixer tap and close coupled WC. Partially tiled walls. Chrome heated towel rail. Extractor fan. Inset downlighters. Tiled floor.

**Rear Garden**  
Paved patio and shingle with stepping stones to the rear gate. Established planting. Fully enclosed with fencing.

**Front Garden**  
Small front garden enclosed with wrought iron fencing and pedestrian gate. Exterior light.

**Garage**  
15'8 x 8'3 (4.78m x 2.51m)  
Single garage in a block of garages located to the rear of the property. Up and over door to the front. Pedestrian access from the rear garden via a gate and vehicle access via Suffolk Street.

**Tenure**  
This property is Freehold.

**Council Tax**  
Band B: £1,791.42 2025/26  
We suggest interested parties make their own enquiries.

**Dimensions and 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 and Amenities**  
With its convenient central location, this home is within a short stroll of the picturesque beach and an array of well known restaurants, interesting boutiques and artisan shops.

Whitstable also offers a wide range of leisure facilities and water sports activities.

More extensive shopping and leisure facilities are available in Canterbury (8 miles) with its wealth of retail and cultural activities together with a selection of bars, restaurants and the Marlowe Theatre.

Whitstable mainline railway station (0.5 miles) provides frequent services to London.

The A299 is easily accessible providing access to the A2/M2.

