

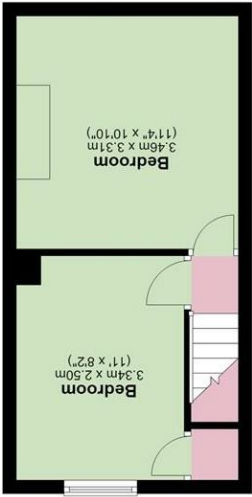
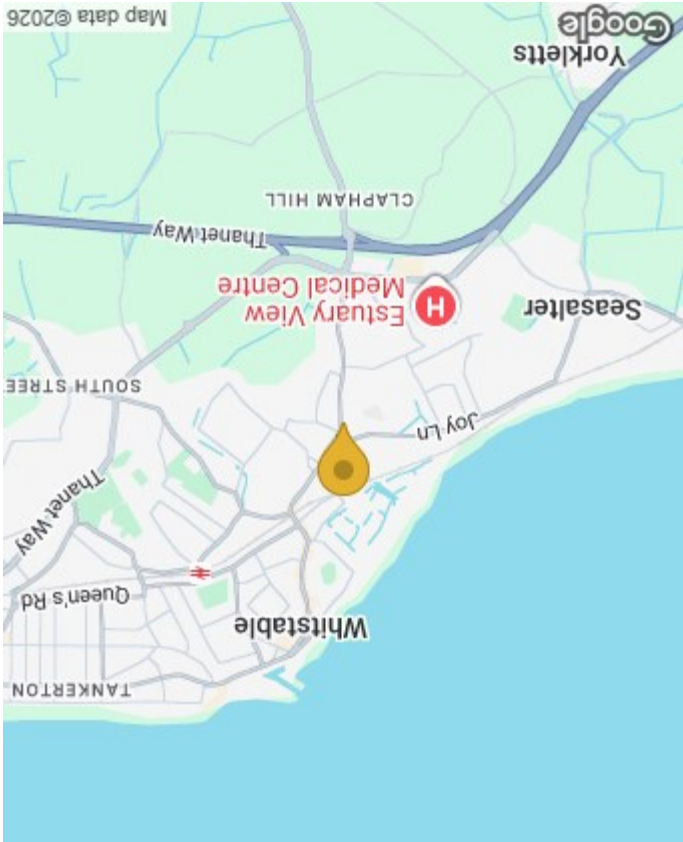


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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 CO2 emissions	Not environmentally friendly - higher CO2 emissions
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
(61-70)	(61-70)
(71-80)	(71-80)
(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not energy efficient - higher running costs	Not energy efficient - higher running costs
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
(61-70)	(61-70)
(71-80)	(71-80)
(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Current	Potential



First Floor
Approx. 22.8 sq. metres (245.8 sq. feet)



Ground Floor
Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 51.6 sq. metres (555.8 sq. feet)



28 Borstal Hill
Whitstable, CT5 4LX



Working for you and with you

28 Borstal Hill
Whitstable, CT5 4LX

Attractive Period Cottage in Vibrant Whitstable – Chain Free

Perfectly positioned within walking distance of Whitstable's bustling town centre, charming harbour and picturesque seafront, this delightful period cottage presents an exceptional opportunity as a permanent residence, coastal retreat or investment purchase. Offered to the market with no onward chain, the property is ready to be enjoyed from day one.

The open-plan living, dining and kitchen space ensures the ground floor is light and airy and exposed timber floorboards together with an attractive open fireplace in the sitting room, add warmth and character. A practical utility lobby provides valuable additional space and everyday convenience. Upstairs, the property offers two good size double bedrooms.

A west-facing rear garden benefits from afternoon and evening sunshine and offers a wonderful blank canvas for keen gardeners or those looking to create an outdoor entertaining space. The generous plot also provides exciting potential to extend the existing accommodation, subject to the necessary planning permissions and building regulations.

Combining charm and convenience, this is a wonderful opportunity to acquire a character home in a highly sought after coastal location.

£299,950



Sitting Room
11'5 x 10'10 (3.48m x 3.30m)

Kitchen/Diner
11' x 10'10 (3.35m x 3.30m)

Utility Lobby
5'1 x 4'8 (1.55m x 1.42m)

Bathroom
7'5 x 4'10 (2.26m x 1.47m)

Bedroom
11'4 x 10'10 (3.45m x 3.30m)

Bedroom
11' x 8'2 (3.35m x 2.49m)

Rear Garden
69' (21.03m)
Westerly facing rear garden.

Front Garden
Shingle, concrete path and low level fencing.

Tenure
This property is Freehold

Council Tax Band
Band B: £1865.10 2026/27
We suggest that interested parties make their own investigations

Floorplans & Measurements
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.

Adaptations
There are no adaptations to this property.

Location & Lifestyle Amenities
Conveniently situated approximately 0.5 miles from the heart of vibrant Whitstable, the property is ideally placed for access to a mix of independent boutiques, artisan shops, cafés and acclaimed restaurants, together with the picturesque seafront, working harbour and excellent range of leisure and watersports facilities.

The historic Cathedral City of Canterbury lies approximately 8 miles away and offers an extensive selection of shopping, dining and cultural attractions, including the renowned Marlowe Theatre, alongside a wide choice of leisure amenities.

Whitstable's mainline railway station, approximately 0.9 miles, provides regular services to London, while the nearby A299 offers convenient access to the A2/M2, connecting to the Channel ports and the wider motorway network.

