

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - higher CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

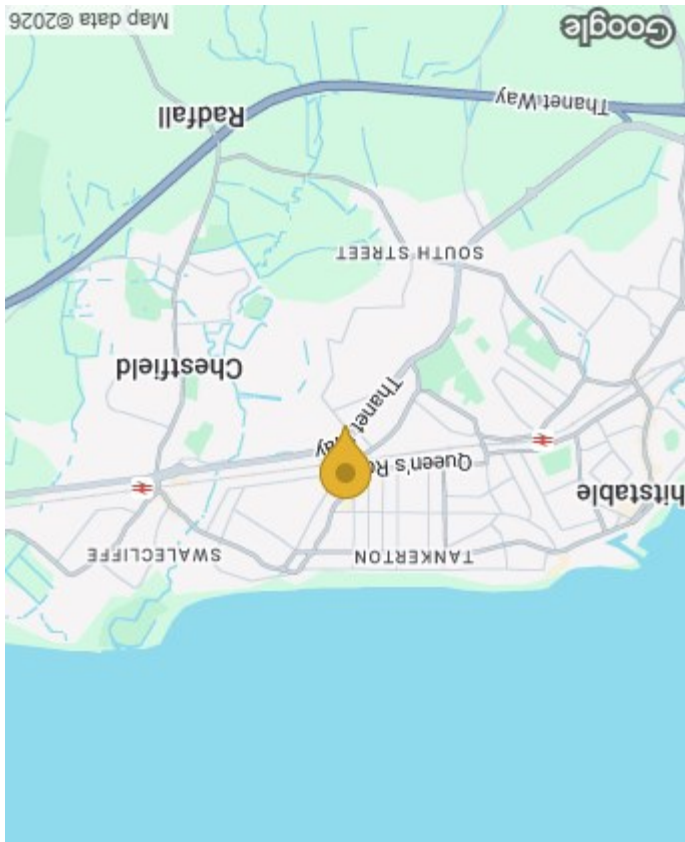
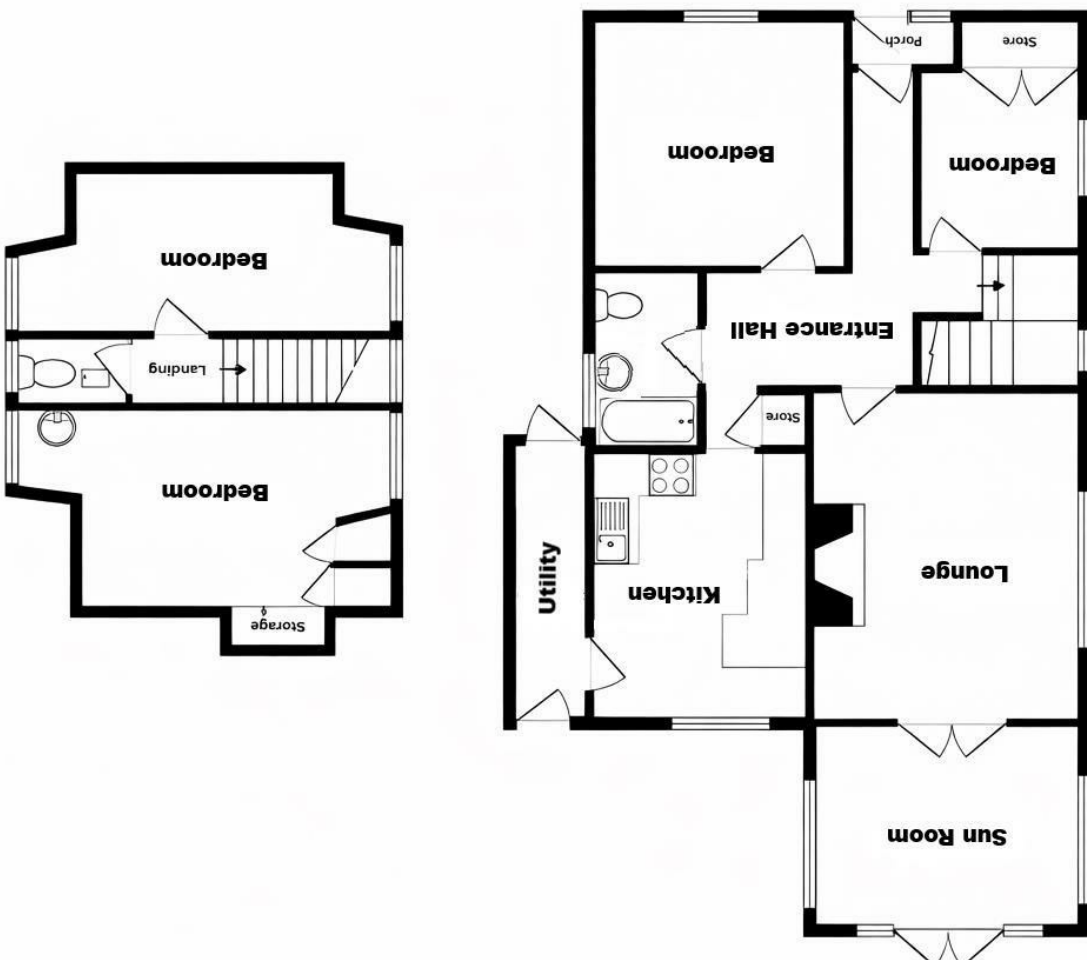
England & Wales

EU Directive 2002/91/EC

Energy Efficiency Rating	
Current	Very energy efficient - lower running costs Very energy efficient - higher running costs England & Wales EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs Very energy efficient - higher running costs England & Wales EU Directive 2002/91/EC

Wells almost entirely has been altered to cultivate rice. Estimated current cultivated rice measurements of 117 sq. m. (1,236 sq. ft.) approx.

TOTAL FLOOR AREA: 117 sq.m. (1,236 sq.ft.) approx



8 Clover Rise
WHITSTABLE, CT5 3HA

Working for you and with you



8 Clover Rise
WHITSTABLE, CT5 3HA

Situated in the coastal town of Whitstable, renowned for its charming character, vibrant independent shops and excellent seafood restaurants, this deceptively spacious property has a pleasant south-westerly facing rear garden, perfect for enjoying the afternoon and evening sun.

A treasured home for many years, the accommodation would now benefit from a programme of updating, offering an excellent opportunity for a new owner to modernise and personalise the property to their own taste while enhancing its full potential.

Accessed via the nearby close, a detached garage adds to the appeal of this chalet bungalow, providing convenient vehicle space along with useful additional storage.

With both Sainsbury’s and Tesco superstores within easy reach, this home is well situated for convenient everyday shopping and essential amenities.

With its unique blend of seaside charm, strong community feel, and easy access to London, Whitstable has become one of Kent's most sought-after coastal locations.

£339,950



Entrance Hall
17'1 max x 14'5 (5.21m max x 4.39m)

Lounge
15' x 12'1 (4.57m x 3.68m)

Kitchen
11'8 x 10'1 (3.56m x 3.07m)

Sun Room
12'3 x 9'4 (3.73m x 2.84m)

Bedroom
11'7 max x 11'4 (3.53m max x 3.45m)

Bedroom
8'3 x 7'6 (2.51m x 2.29m)

Bathroom
8'3 x 5'8 (2.51m x 1.73m)

Utility
13' x 3'7 (3.96m x 1.09m)

Landing

WC

Bedroom
17'1 max x 9' (5.21m max x 2.74m)

Bedroom
17'1 max x 7'5 (5.21m max x 2.26m)

Detached Garage

Tenure
This property is Freehold

Council Tax Band
Band D: £2,397.99 2026/27
May we respectfully suggest interested parties make their own enquiries.

Floorplans & Dimensions
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
The area is particularly popular with families and retirees due to its community atmosphere, nearby schools, and access to parks and open spaces.

Favoured Tankerton beach is within easy reach (0.7 miles). Known for its long shingle shoreline, colourful beach huts, and wide grassy slopes that overlook the sea, these slopes provide open green space ideal for walking, picnics, and enjoying views across the Thames Estuary, while at low tide visitors can walk out along the natural shingle causeway known as “The Street.”

Major road links are easily accessible via the A299, providing convenient connections along the north Kent coast and beyond, while the nearby ferry port at Dover and the Channel Tunnel offer straightforward options for cross-Channel travel.

Whitstable mainline railway station provides fast and frequent links to London Victoria (1 hour 30 mins) and London St Pancras (1 hour 11 mins).

