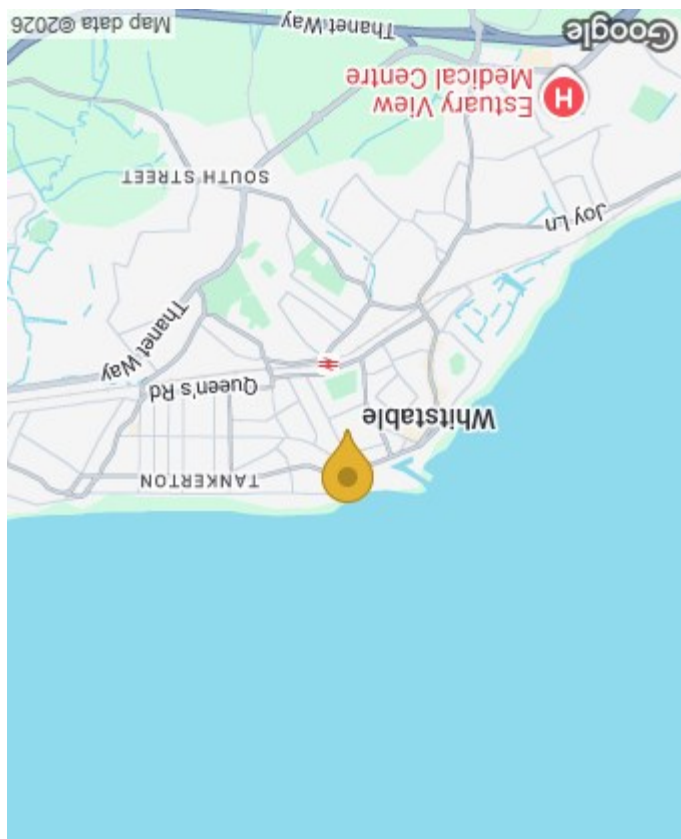




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(A) (81-91)
Very environmentally friendly - lower CO <sub>2</sub> emissions	(B) (61-80)
Energy efficient - lower running costs	(C) (51-60)
Decent energy efficiency - lower running costs	(D) (41-50)
Not energy efficient - higher running costs	(E) (31-40)
Very poor energy efficiency - high running costs	(F) (21-30)
Very poor energy efficiency - high running costs	(G) (1-20)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	82
Energy efficient - lower running costs	78



Total area: approx. 113.3 sq. metres (1220.1 sq. feet)



Second Floor  
Approx. 36.7 sq. metres (394.8 sq. feet)

First Floor  
Approx. 41.3 sq. metres (444.6 sq. feet)

Ground Floor  
Approx. 35.4 sq. metres (380.6 sq. feet)



15 Quay Court Westmeads Road  
Whitstable, CT5 1QZ



Working for you and with you

## 15 Quay Court Westmeads Road Whitstable, CT5 1QZ

This superb end of terrace home sits in the heart of flourishing Whitstable, offering a wonderfully easy way to enjoy everything this vibrant coastal town has to offer.

Built in 2003/2004, it has been well maintained and thoughtfully upgraded by the current owners.

A welcoming ground floor sitting room sets the tone, while the first floor opens into a bright, airy kitchen/diner, perfect for relaxed family meals, weekend brunches, or gathering friends around the table.

Practical touches make everyday living effortless. A ground floor utility room with access to the garden, along with a cloakroom, means washroom facilities on every floor, adding comfort and convenience throughout the home.

The principal bedroom, complete with en suite, is situated on the first floor with two further bedrooms and a family bathroom occupying the second floor, giving everyone their own space.

As an end terrace there is gated pedestrian access to an attractive courtyard garden, an ideal spot for morning coffee, evening drinks, or simply enjoying the fresh air. A private parking space at the front is another welcome bonus.

The harbour and picturesque beach are just a gentle stroll away, while Whitstable's lively town centre with its independent shops, cafés, and restaurants is easily reached on foot (0.3 miles), making this home perfectly placed for a relaxed coastal lifestyle.

**£435,000**



### GROUND FLOOR

#### Entrance Hall

#### Sitting Room

16'3 x 9'5 (4.95m x 2.87m)

#### Utility Room

9'10 to front cupboard x 6'1 max (3.00m to front cupboard x 1.85m max)

#### Cloakroom

4'4 max x 4'3 (1.32m max x 1.30m)

### FIRST FLOOR

#### Open Plan Kitchen/Diner

18'1 x 15'8 (5.51m x 4.78m)

#### Principal Bedroom

10'10 max x 10'1 (3.30m max x 3.07m)

#### En-Suite

### SECOND FLOOR

#### Bedroom

15'7 x 9'9 (4.75m x 2.97m)

#### Bedroom

12'3 x 9'2 (3.73m x 2.79m)

#### Bathroom

9'2 x 5'2 (2.79m x 1.57m)

#### Courtyard Garden

The courtyard garden has been thoughtfully designed for low-maintenance living, with Indian sandstone paving and established borders adding vibrant greenery to create a beautifully tranquil setting. A dedicated plant watering system is in place for both front and back garden areas and a useful shed provides convenient storage for garden tools, beach equipment, or bicycles.

#### Tenure

This property is Freehold.

#### Council Tax Band

Band C : £2,131.55 2026/27

(we respectfully suggest interested parties make their own investigations)

#### 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 property is situated just a few minutes' walk from the picturesque seafront, pebble beach and harbour, including the Harbour Market and the South Quay Shed, where you can enjoy a diverse mix of eating, drinking and shopping.

Whitstable's vibrant and fashionable town centre provides a superb selection of independent boutiques, delicatessens and eateries alongside a thriving creative scene with galleries, studios, and regular local events adding to the town's character.

There are excellent opportunities for water sports including sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also popular along the shoreline, offering a more relaxed way to enjoy and explore the coast all contributing to the area's enduring popularity as a coastal destination.

Whitstable railway station (0.2 miles) provides regular mainline services to London Victoria and high-speed connections to London St Pancras International.

The A299 provides convenient access to the A2 and M2 for routes to London and the surrounding areas.

#### Property Particulars Waiting Vendor Approval

