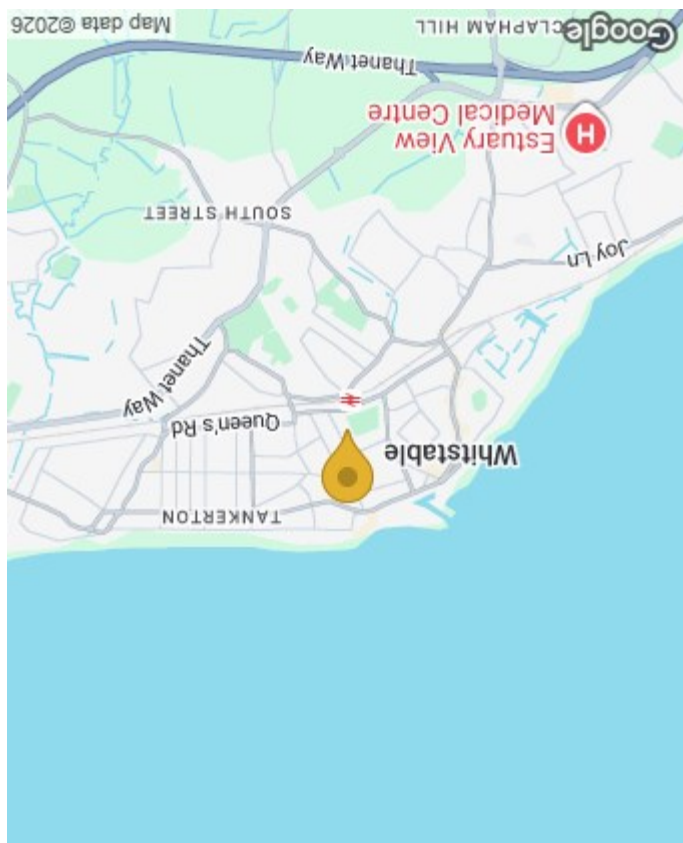




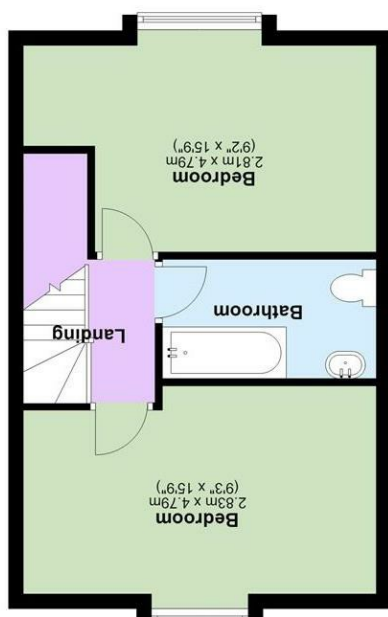
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
A	Very energy efficient - lower CO2 emissions
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

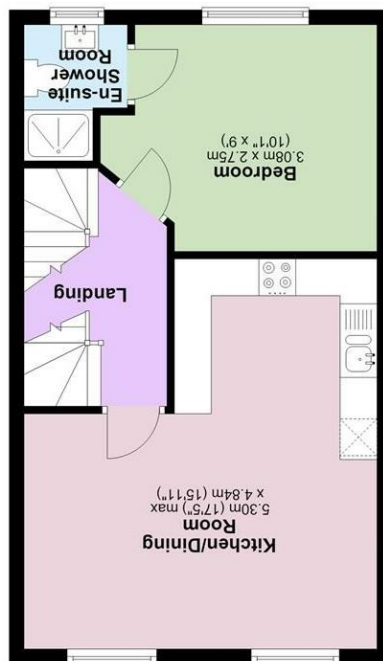
England & Wales	
EU Directive	2002/91/EC
A	Very energy efficient - lower running costs
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)



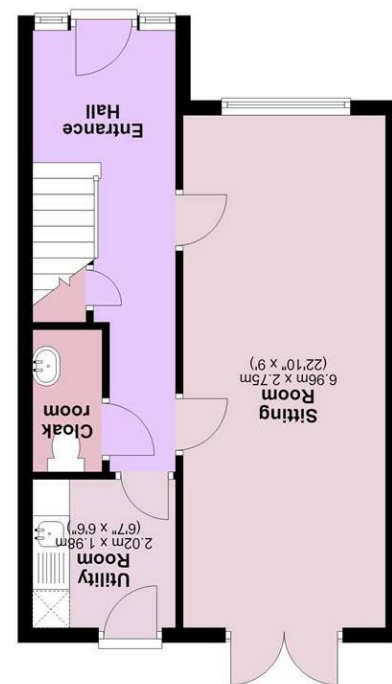
Total area: approx. 113.1 sq. metres (1217.2 sq. feet)



Second Floor  
Approx. 36.3 sq. metres (390.6 sq. feet)



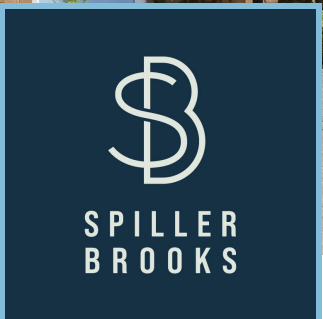
First Floor  
Approx. 41.0 sq. metres (440.8 sq. feet)



Ground Floor  
Approx. 35.8 sq. metres (385.8 sq. feet)



14 Quay Court Westmeads Road  
Whitstable, CT5 1QZ



Working for you and with you

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

Town centre location with two off road parking spaces.

Ideally located in the heart of Whitstable, this spacious mid terrace three-bedroom home is situated in a highly sought-after location just a short stroll from the beach, picturesque coastal walks, Whitstable railway station, and the town's vibrant selection of independent shops, cafés, and restaurants.

A rare advantage for such a central setting, the property benefits from two parking spaces, one to the front of the property and an exclusive right to the use of a second parking space at the rear of the property. An attractive and secluded courtyard garden is perfect for relaxing or entertaining.

Arranged over three floors, the accommodation is both generous and versatile. This home features three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a family bathroom, and additional washroom facilities on every floor for added convenience. The ground floor offers a spacious sitting/diner with direct access to the courtyard garden, a useful utility room, also with garden access, and a cloakroom.

A much-loved home this house now presents an exciting opportunity for buyers seeking to modernise and personalise a home to their own taste and style. With its sought-after location, generous living space, and excellent potential, this is a fantastic opportunity for a truly special home in the heart of Whitstable.

£379,950



### GROUND FLOOR

#### Entrance Hall

#### Cloakroom

#### Sitting Room

22'10 x 9' (6.96m x 2.74m)

#### Utility Room

6'7 x 6'6 (2.01m x 1.98m)

### FIRST FLOOR

#### Landing

#### Kitchen/Diner

17'5 max x 15'11 (5.31m max x 4.85m)

#### Principal Bedroom

10'1 x 9' (3.07m x 2.74m)

#### En-Suite Shower Room

### SECOND FLOOR

#### Bedroom

15'9 x 9'3 (4.80m x 2.82m)

#### Bedroom

15'9 x 9'2 (4.80m x 2.79m)

#### Bathroom

#### Courtyard Garden

Low maintenance courtyard garden. Shed providing convenient storage for garden tools, beach equipment, or bicycles. Gated pedestrian access to the second parking space.

#### Tenure

This property is Freehold.

#### Council Tax Band

Band C : £2,131.55 2026/27

We respectfully suggest that 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.

### Second Parking Space

Please be aware we understand that our vendor has the exclusive right to the use of the parking space at the rear of the property, subject to its use for turning (but not parking) at times when the parking space is not in use for parking.

### 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.

