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5 Adelaide Place, Canterbury, Kent, CT1 2QA

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**5 Adelaide Place, Canterbury, Kent,
CT1 2QA**

£400,000 Freehold

A charming two double bedroom cottage with off road parking situated in a quiet, tucked away position in the heart of the historic City centre.

- A Charming Two Double Bedroom Cottage
- Tucked Away City Centre Location
- No Chain
- Off Road Parking For Two Cars
- Under floor heating throughout
- Courtyard Garden

The front door opens to the porch and leads through to the spacious sitting room/dining room, which has two windows overlooking the front and an electric fire. A door leads through to the garden.

The kitchen is fitted with a range of wall and base units, with a gas hob and built in electric oven.

Upstairs, the landing leads to the two double bedrooms and the family bathroom.

Outside, there is off road parking to the front of the property for two cars. To the rear is a small passage which leads to a brick built shed and outside w.c.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



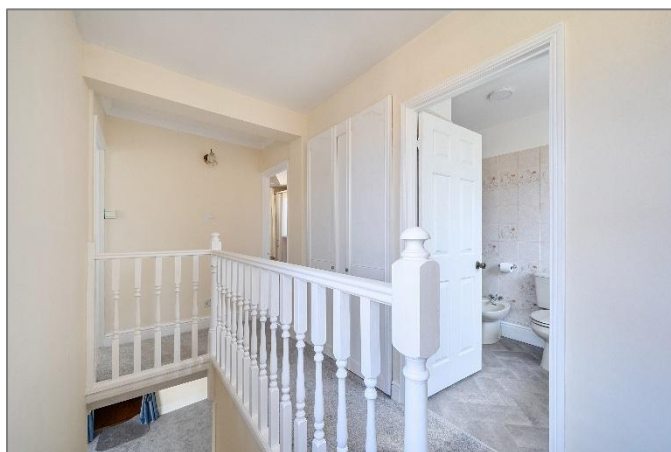
Adelaide Place lies just off Castle Street which is a charming part of the historic City Centre with a wonderful mix of period properties and is just a couple of minutes' level walk from the main High Street and Whitefriars Shopping Centre. M&S, Sainsburys Local and Tesco Metro are all within easy reach, as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral and a huge range of restaurants, bars and cafés. The Westgate Gardens and Dane John Gardens are also close by, they're beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East and West railway stations are also nearby with direct services from London Canterbury and on to much of the Kent coast.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

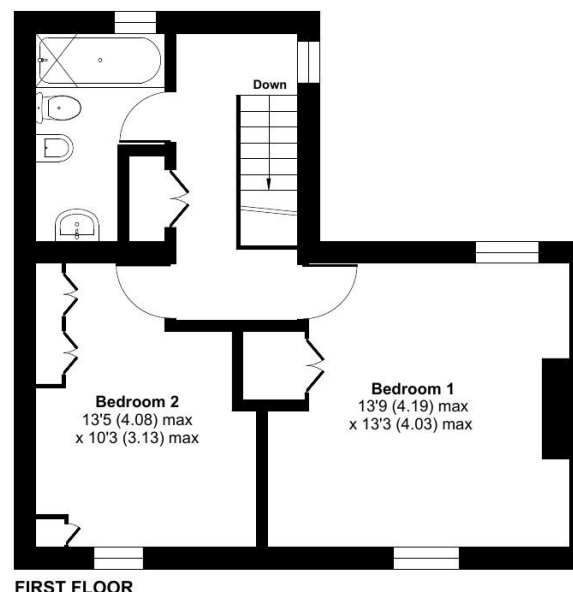
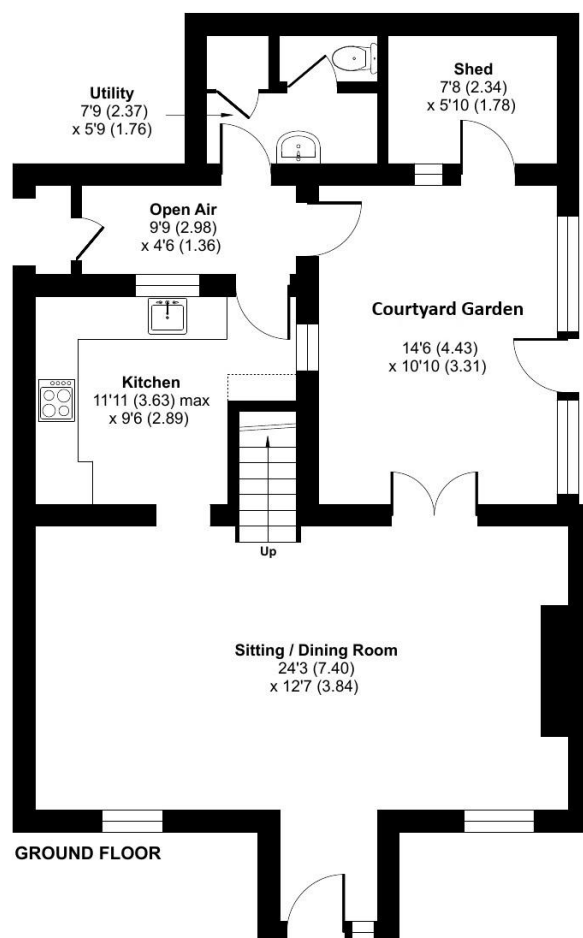
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 12/3/26 and amended on 13/8/26





Approximate Area = 1252 sq ft / 116.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finn's. REF: 1421594

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Canterbury
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Lettings: 01227 452111

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Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

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