

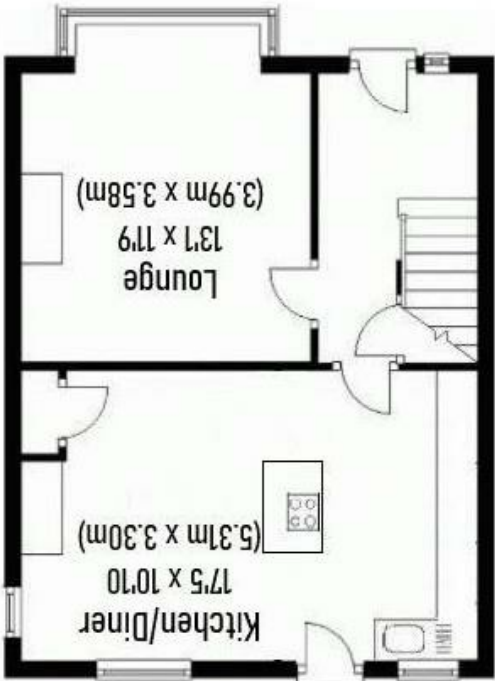
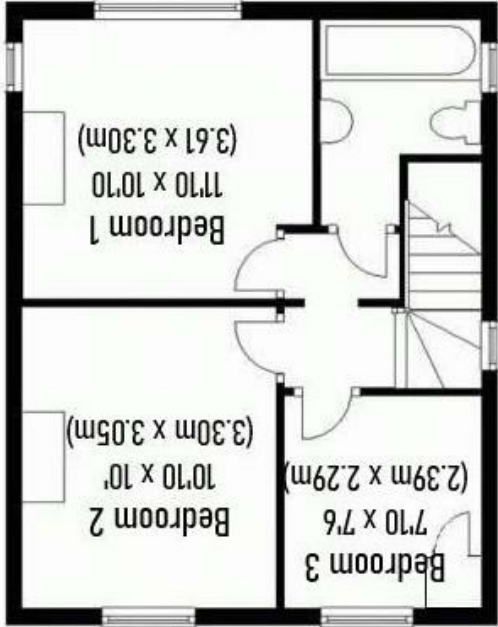
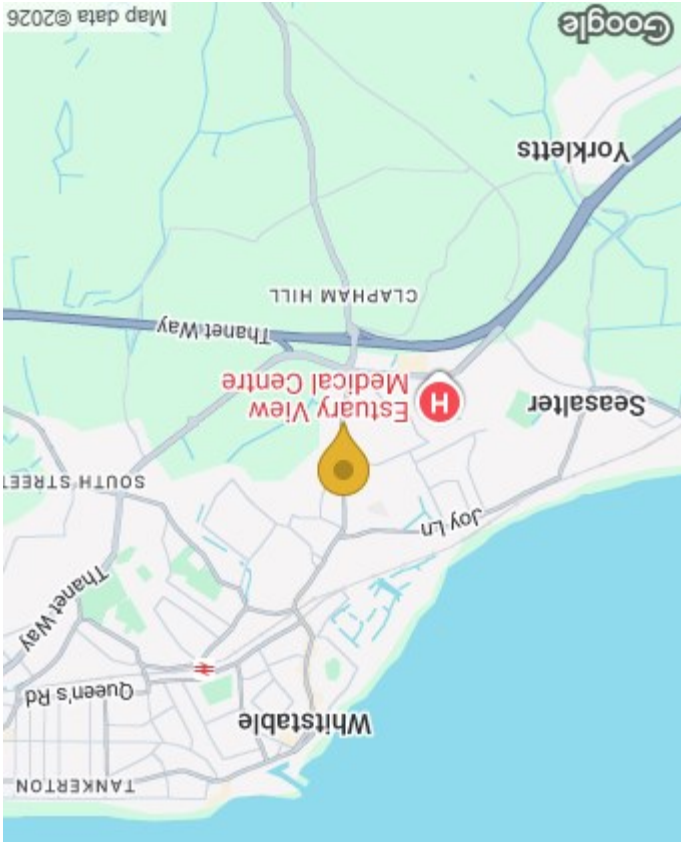


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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
(61-70)	(61-70)
(71-80)	(71-80)
(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
Very energy efficient - lower CO ₂ emissions	Very energy efficient - lower CO ₂ emissions
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher running costs	Not environmentally friendly - higher running costs
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
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(71-80)	(71-80)
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(92 plus)	(92 plus)
Very energy efficient - lower running costs	Very energy efficient - lower running costs
Current	Potential



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



86 Borstal Hill
Whitstable, CT5 4NU



Working for you and with you

86 Borstal Hill
Whitstable, CT5 4NU

Situated in desirable Whitstable, this detached home offers a wonderful opportunity to enjoy a relaxed coastal lifestyle with the convenience of town living close at hand.

Offered to the market chain free and benefiting from off-road parking, the property combines well-proportioned accommodation with a spacious open-plan kitchen/diner, lounge with log-burning stove and three bedrooms, two double bedrooms and a smaller third room ideal as a nursery or home office.

Outside, the private rear garden provides a blank canvas for creating your own ideal outdoor space.

With Whitstable town, local shops and the beach all within easy reach, bus services on the doorstep and the open green space of Duncan Downs nearby, this is a home that offers both practicality and plenty of lifestyle appeal.

£339,950



Entrance Hall

10'11 x 5'11 max (3.33m x 1.80m max)

Kitchen/Diner

17'5 x 10'10 (5.31m x 3.30m)

Lounge

13'1 into bay x 11'9 max (3.99m into bay x 3.58m max)

Bedroom 1

11'10 max x 10'10 (3.61m max x 3.30m)

Bedroom 2

10'10 x 10 max (3.30m x 3.05m max)

Bedroom 3/Nursery/Home Office

7'10 x 7'6 max (2.39m x 2.29m max)

Bathroom

7'6 max x 6'max (2.29m max x 1.83mmax)

Rear Garden

Front Garden

A front garden sets the property back from the road, with a private driveway providing convenient off-road parking.

Tenure

This property if Freehold.

Council Tax Band

Band D : £2,397.99 2026/27

(may we suggest interested parties make their own investigations)

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout, dimensons 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

Situated along the north Kent coastline, Whitstable is a picturesque seaside town renowned for its fresh oysters, distinctive beach huts and relaxed coastal way of life.

With far-reaching views across the Thames Estuary, a bustling working harbour and a wonderful selection of independent shops, galleries and acclaimed seafood restaurants, Whitstable combines timeless seaside charm with modern-day convenience.

Situated just a short drive from Canterbury (7 miles) and offering excellent rail connections to London, the town is perfectly placed for both peaceful weekend retreats and those looking to embrace coastal living on a permanent basis.

Whitstable Railway Station (1.3 miles).

Prospect Retail Park including an M&S Foodhall, Aldi, Home Bargains, Pets at Home and Halfords (0.5 miles).

Estuary View Medical Centre (0.6 miles).

Tesco Extra (1.4 miles).

The property is ideally positioned for access to the A299, with onward connections to the A2 and M2, making it well placed for travel further afield.

