

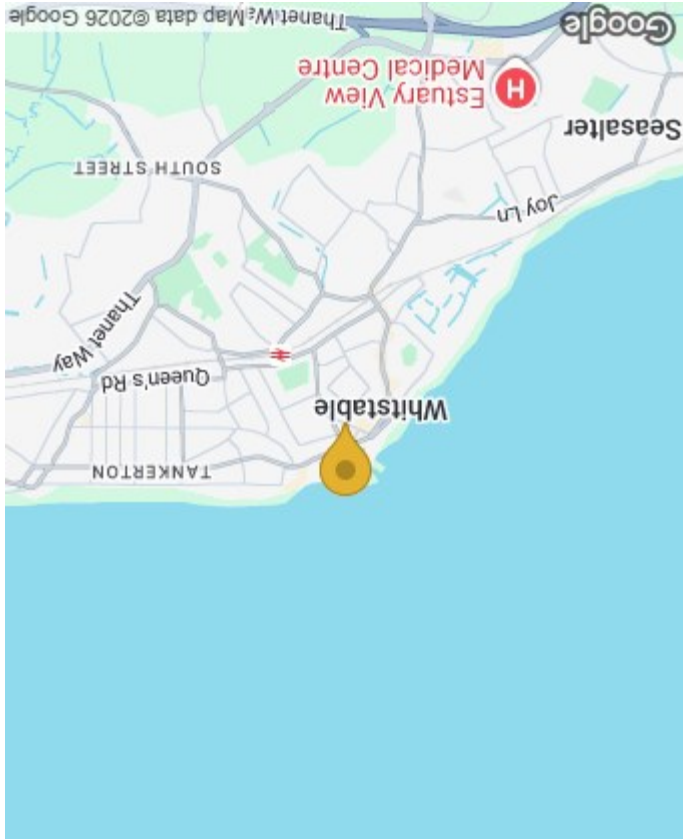
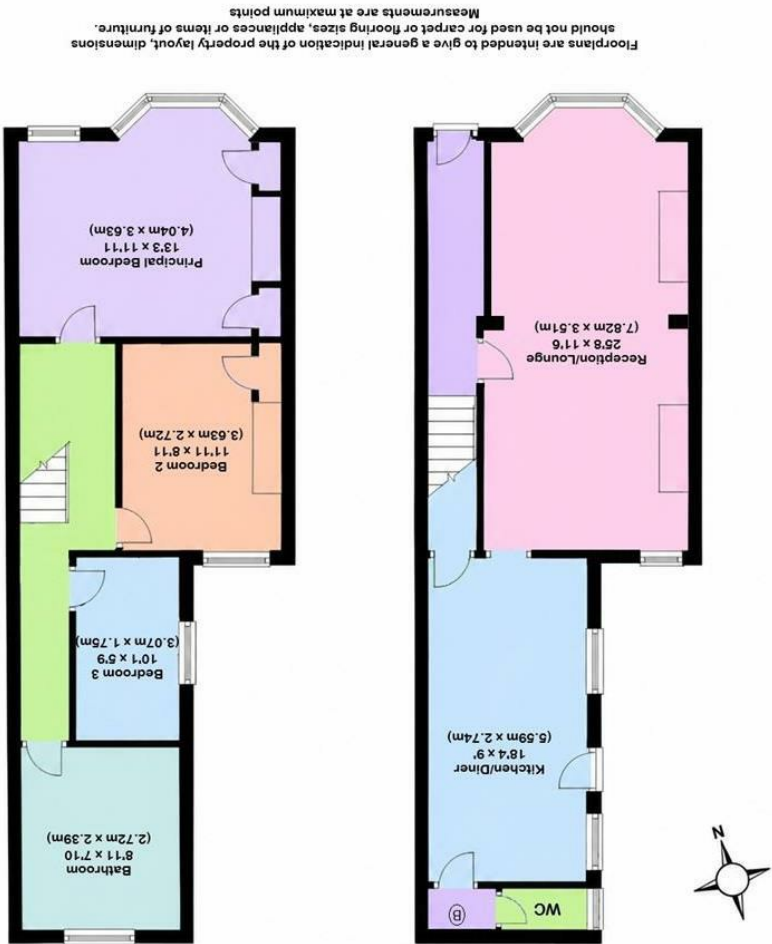


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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
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66 Woodlawn Street
Whitstable, CT5 1HH

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BROOKS

Working for you and with you

66 Woodlawn Street
Whitstable, CT5 1HH

With its classic Victorian proportions and lovely sense of character, this charming terrace house offers a wonderful opportunity to create a home that feels both timeless and entirely your own, right in the heart of Whitstable.

Offered for sale chain free, the property is wonderfully placed for everything this vibrant coastal town has to offer. The beach, historic working harbour and charming high street are a few minutes' walk, with an excellent choice of restaurants, independent boutiques and local favourites right on the doorstep

The ground floor has a welcoming sense of space, with an entrance hall leading through to a light-filled reception/lounge, complete with sash bay window overlooking the front. A generously proportioned kitchen/diner provides plenty of space for both cooking and relaxed dining, alongside a practical ground floor cloakroom.

Upstairs are three bedrooms, including a generously sized principal bedroom and a further double, with a smaller third bedroom offering flexibility as a single bedroom, study or occasional room. A family sized bathroom completes the first floor.

St Peter's Church provides a distinctive backdrop to the pretty south facing rear garden with a useful garden shed and pedestrian rear gate adding to the convenience and practicality.

With its handsome period proportions, super location and an opportunity for a new owner to bring their own style to both the house and garden if they wish, this home offers the perfect balance of comfort and flexibility.

£445,000



Entrance Hall

Reception/Lounge

25'8 max x 11'6 (7.82m max x 3.51m)

Kitchen/Diner

18'4 x 9' (5.59m x 2.74m)

Utility Space

The gas combination boiler is situated on the wall.

Ground Floor WC

5'7 x 2'9 (1.70m x 0.84m)

Landing

Double power point and loft access.

Principal Bedroom

13'3 x 11'11 (4.04m x 3.63m)

Bedroom 2

11'11 x 8'11 (3.63m x 2.72m)

Bedroom 3

10'1 x 5'9 (3.07m x 1.75m)

Bathroom

8'11 x 7'10 (2.72m x 2.39m)

South Facing Rear Garden

39'5 x 14'10 (12.01m x 4.52m)

Front Garden

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,131.55 2026/27

(we suggest interested parties make their own investigations)

Floorplans, Dimensions & Floor Area

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.

Approximate floor area : 99sqm/1066sqft

Measurements

Measurements are at maximum points.

Useful Information

We understand from the vendors that as you look at the property the wall on the right hand side has been fully sound proofed.

The property is double glazed throughout.

Important Information

Please be aware the seller is not familiar with this property and is therefore not able to verify any material information related to this property.

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

Whitstable is a flourishing coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour, together with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes.

There is also a thriving creative scene with galleries, studios, and regular local events adding to the town's character, alongside 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.

Whitstable has a well-regarded range of schools providing education for children of different ages.

The mainline railway station (0.5 miles) provides fast and frequent links to both London St Pancras & London Victoria.

Bus services are available in nearby Harbour Street.

There are a good selection of local medical facilities including Estuary View Medical Centre with its minor injuries and minor ops units.

Prospect Retail Park which includes a Marks and Spencer Foodhall, is approximately 1.9 miles.

Major road links are readily accessible via the A299, which connects to the M2/A2.

ID Verification

Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.

