

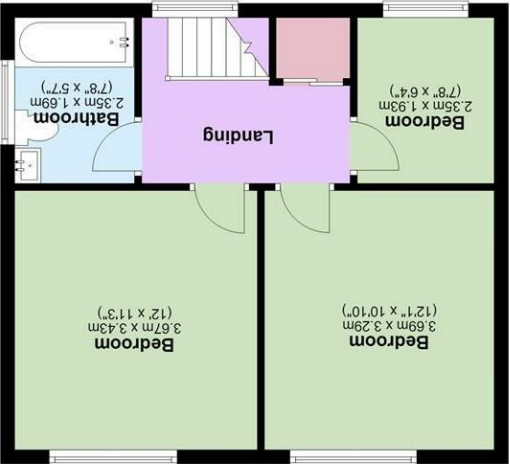
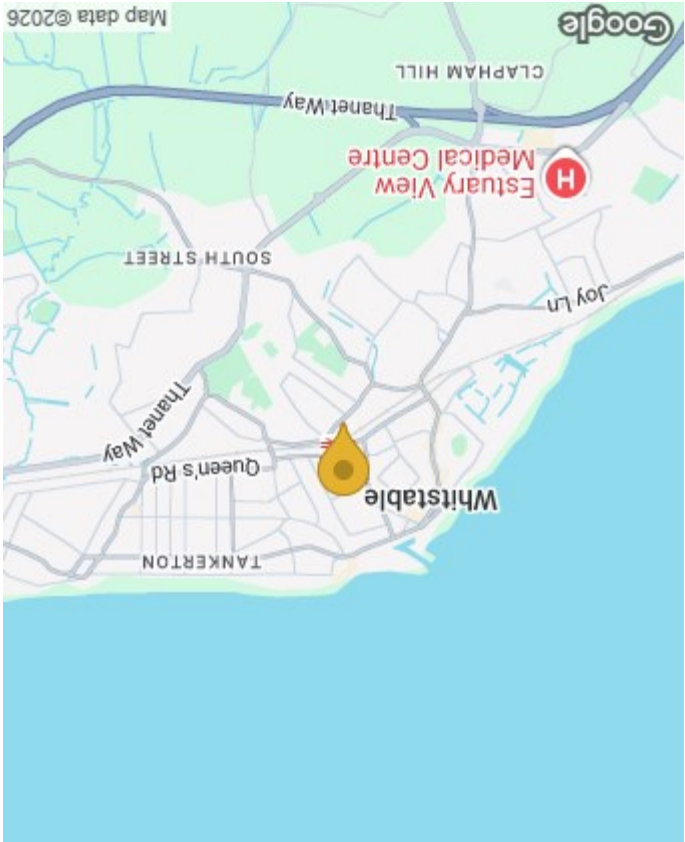


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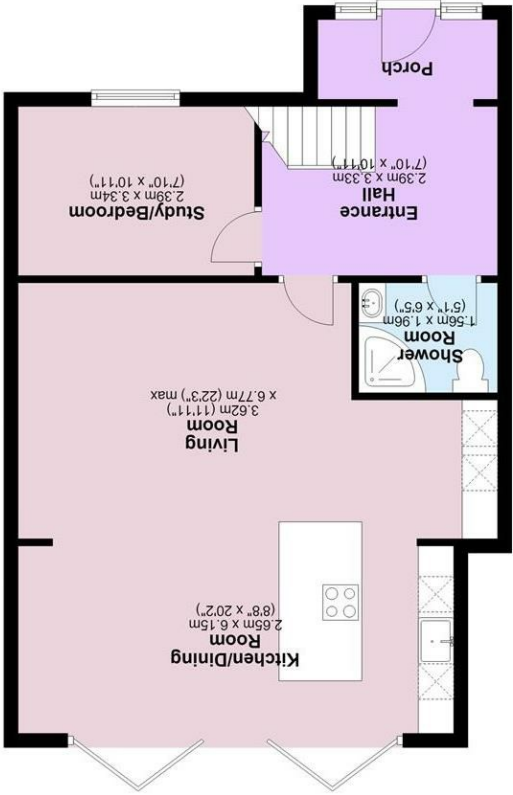
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	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 environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not energy efficient - higher running costs	Not energy efficient - higher running costs
(1-20)	(1-20)
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(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
Very energy efficient - lower running costs	Very energy efficient - lower running costs
Current	Potential



First Floor
Approx. 41.6 sq. metres (448.1 sq. feet)



Ground Floor
Approx. 61.4 sq. metres (661.2 sq. feet)



Total area: approx. 103.1 sq. metres (1109.4 sq. feet)



64 Old Bridge Road
Whitstable, CT5 1RQ

Working for you and with you



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EXCEPTIONAL OPPORTUNITY - HOUSE, GARDEN & LAND TO SIDE

Stylish coastal living with superb convenience – perfectly positioned within easy reach of the beach, railway station and a wide range of everyday amenities, this beautifully presented home offers a relaxed coastal lifestyle. Residents are perfectly placed to enjoy Whitstable's distinctive blend of independent boutiques, artisan cafés, acclaimed restaurants, bustling harbour and picturesque coastline.

Thoughtfully extended and extensively refurbished, this impressive home has been redesigned to create a contemporary living environment ideally suited to modern family life. At its heart is a superb open-plan kitchen, dining and family space, where an entire wall of bi-fold doors seamlessly connects the interior with the private rear garden, creating an ideal setting for both everyday living and entertaining.

The versatile accommodation comprises four bedrooms and two beautifully appointed bathrooms. A ground floor bedroom offers excellent flexibility and could equally be utilised as a snug, home office or playroom, allowing the property to adapt effortlessly to a variety of lifestyles.

Completing this impressive coastal home, the private rear garden provides a peaceful retreat while the side garden has been cleared and is a blank canvas for a new owner to make it their own. A smart block-paved driveway to the front offers ample off-road parking for several vehicles.

Attractively finished throughout, this inviting home combines contemporary comfort with effortless style in a highly desirable coastal setting.

£529,950



SPECIFICATIONS

KITCHEN/DINING/LIVING
Bi-folding doors to the rear garden

KITCHEN
Supplied by Magnet
Worksurfaces Quartz Oro Extra
Island unit with waterfall edge worksurfaces
Soft close hinges to cabinetry
Integrated appliances include:
AEG oven
AEG steam oven
AEG hob
Beko built-in microwave
Beko dishwasher
Beko washing machine
Beko fridge freezer

FLOORING
LVT flooring throughout the ground floor
New carpets to the stairs, landing and bedrooms

DRIVEWAY
Blocked paved driveway

PATIO & PATHWAYS
Indian sandstone

PLUMBING & ELECTRICS
We understand the property has been fully replumbed (existing boiler retained as in very good condition) & rewired (certification awaited)

ACCOMMODATION

Enclosed Porch

Entrance Hall
10'11 x 7'10 (3.33m x 2.39m)

Open Plan Kitchen/Living/Dining
22'3 x 20'6 (6.78m x 6.25m)

Kitchen/Dining
20'2 x 8'8 (6.15m x 2.64m)

Living Room
22'3 x 11'11 (6.78m x 3.63m)

Bedroom 4/Study
10'11 x 7'10 (3.33m x 2.39m)

Shower Room
6'5 x 5'1 (1.96m x 1.55m)

Landing

Principal Bedroom
12' x 11'3 (3.66m x 3.43m)

Bedroom 2
12' x 10'10 (3.66m x 3.30m)

Bedroom 3
7'8 x 6'4 (2.34m x 1.93m)

Bathroom
7'8 x 5'7 (2.34m x 1.70m)

Rear & Side Gardens
Wrap around gardens - the rear garden is a neatly finished outdoor space with the side garden cleared and left as a blank canvas for the new owner to design and landscape to suit their own style and needs.

Front Garden
Smart block paved driveway providing ample off road parking.

Important Information
We understand from the vendors that during their ownership the property has been underpinned at the corners and the long side – right hand side as you look at the property. The Completion Certificate issued by Building Control is awaited.

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, dimenons should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations
There are no adaptations to this property.

Contents
Including pictures, bedding and furniture, may be available for sale by separate negotiation. Price to be agreed.

Location & Lifestyle Amenities
Whitstable offers a fantastic selection of independent retailers, convenient public transport links and well regarded schools, creating a vibrant and well connected setting for everyday family life.

The nearby railway station offers fast and frequent services to London St Pancras and London Victoria, while the A299 is easily accessible, providing connections to the wider road network.

Whitstable is particularly well regarded for its excellent water sports scene; sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also widely enjoyed along the shoreline, offering a more relaxed way to explore the coast.

A highly sought-after coastal town known for its distinctive character, working harbour and vibrant high street, with its coastal lifestyle and character, Whitstable is a desirable place to live.

