

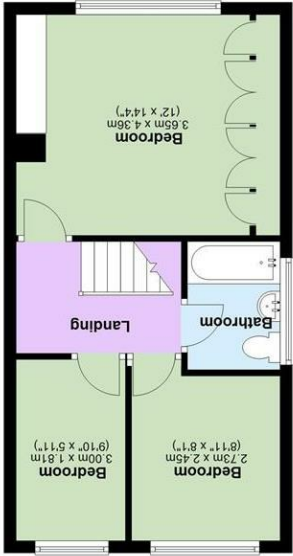
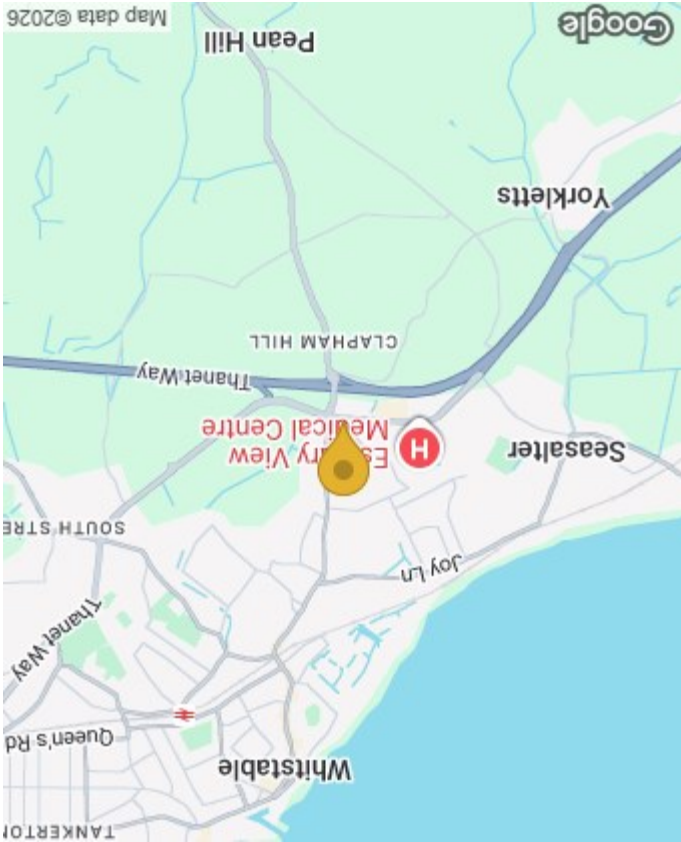


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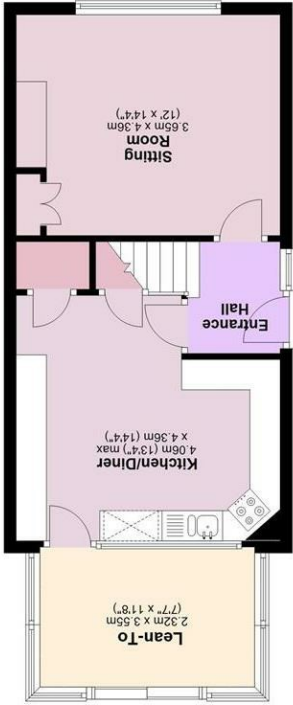
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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
Very energy efficient - lower running costs	Very energy efficient - lower 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)
(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
Not environmentally friendly - higher running costs	Not environmentally friendly - higher running costs
Current	Potential



First Floor
Approx. 38.1 sq. metres (410 sq. feet)



Ground Floor
Main area: approx. 46.5 sq. metres (500.7 sq. feet)
Plus garage: approx. 13.0 sq. metres (139.5 sq. feet)



9 Old Farm Close
Whitstable, CT5 4PB

Working for you and with you



9 Old Farm Close
Whitstable, CT5 4PB

Appealing chain free sale and opportunity for refurbishment and loft conversion (subject to appropriate planning consents).

Located in Whitstable, a fashionable and flourishing coastal town, with a vibrant high street and picturesque coastline, this home is situated in a cul-de-sac away from passing traffic, allowing for a quieter lifestyle without sacrificing access to everyday amenities.

The comfortable and well-proportioned accommodation comprises entrance hall, sitting room to the front and kitchen/diner with access to the rear garden. There is currently a lean-to on the back of the property which would now benefit from replacing. Upstairs are three bedrooms, an exceptionally good size principal bedroom with a range of fitted furniture and a white bathroom.

A low maintenance rear garden offers plenty of scope to create an attractive outside setting to enjoy, and sufficient space for those who love a touch of gardening.

A detached single garage could accommodate a vehicle if required or provides useful storage for bikes, beach and garden equipment.

Conveniently nearby, Prospect Retail Park (0.4 miles) comprises a selection of retailers, M&S Foodhall, Aldi, Home Bargains, Pets At Home and Halfords. State of the art medical facilities are available at Estuary View Medical Centre (0.7 miles).

£300,000



Entrance Hall

Upvc double glazed obscure door and full height window to the side. Telephone point. Single power point. Stairs.

Sitting Room

14'4 into recess x 12' (4.37m into recess x 3.66m)
Upvc double glazed window to the front. Fireplace with wooden surround housing gas fire. Radiator. Built-in cupboards to one recess. Built-in television cabinet and television aerial. Dado rail. Telephone point.

Kitchen/Diner

14'4 x 13'4 (4.37m x 4.06m)
Window overlooking the lean-to. Matching range of wall, base and drawer units. Glass display cabinets. Concealed under unit lighting. Worktop with inset 1½ bowl sink unit and mixer tap. Four ring gas hob with extractor above and electric single oven and grill below. Integrated fridge and integrated freezer. Radiator. Built-in cupboard with hot water cylinder and slatted shelf. Understairs storage cupboard housing electric meter, consumer unit and light. Thermostat control for central heating. Door to

Lean-To

11'8 x 7'7 (3.56m x 2.31m)
Timber construction with windows overlooking the rear garden and patio doors opening to the rear garden. Polycarbonate roof. Two single power points.

Landing

Radiator. Single power point. Loft access via fitted ladder to loft with window, eaves storage and cold water tank.

Bedroom 1

14'4 x 12 (4.37m x 3.66m)
Upvc double glazed window to the front. Radiator. Range of built-in furniture.

Bedroom 2

8'11 x 8'1 (2.72m x 2.46m)
Upvc double glazed window overlooking the rear garden. Radiator.

Bedroom 3

9'10 x 5'11 (3.00m x 1.80m)
Upvc double glazed window overlooking the rear garden. Radiator.

Bathroom

6'11 x 5'1 (2.11m x 1.55m)
Upvc double glazed obscure window to the side. Suite comprising bath with mixer tap, thermostatic shower above, hand held shower attachment, rail and curtain, vanity wash hand basin with mixer tap and cupboard below and close coupled WC. Radiator. Partially tiled walls. Vinyl flooring.

Detached Garage

17'9 x 7'10 (5.41m x 2.39m)
Up and over door to the front. Window to the side.

Rear Garden

Predominantly laid to paving. Mature planting. Water butt. Enclosed with fencing and pedestrian gate.

Front Garden

Block paved driveway. Outside tap. Pedestrian gate to the rear garden.

Tenure

This property is Freehold

Council Tax Band

Band C: £2047.33 2025/26
(we respectfully suggest interested parties make their own enquiries)

Adaptions

There are no adaptions to this property.

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.

Location & Amenities

Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages.

The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

Prospect Retail Park with a range of retailers including Aldi, M&S Foodhall, Home Bargains, Halfords and Pets at Home, is conveniently nearby 0.4 miles (approx 8 mins on foot).

More extensive shopping and leisure facilities are available in nearby Canterbury (6 miles).

Whitstable is well served for schools and medical facilities.

The mainline railway station (1.6 miles) provides frequent services to London (Victoria) approximately 80 minutes.

The A299 Thanet Way is easily accessible and provides links to the A2/M2.

