

16 King Street  
Canterbury  
CT1 2AJ

£500,000 Freehold



since 1865



## 16 King Street

Canterbury, CT1 2AJ

Guide Price £500,000

This attractive late Georgian Grade II Listed home is rich in period charm, with distinctive details such as a fanlight window above the front door, elegant stained glass, and fireplaces characteristic of the era. Ideally located within Canterbury's historic city walls, it is just a short stroll from the vibrant High Street, Canterbury Cathedral, and Canterbury West railway station with its high speed service to London St Pancras in 56 minutes. Despite its central location, the property enjoys a peaceful setting, tucked away from the city's hustle and bustle.

Upon entering, a small vestibule with charming stained glass accents leads into a generous sitting room & dining room. This elegant space boasts an open fireplace, bespoke built-in shelving and bookcases, and ample room for a dining table near the adjoining kitchen. To the rear, the galley-style kitchen enjoys dual aspect windows and is fitted with a range of wall and base units, along with access to the rear garden. There is a downstairs cloakroom with shower conveniently tucked away behind a sliding door.

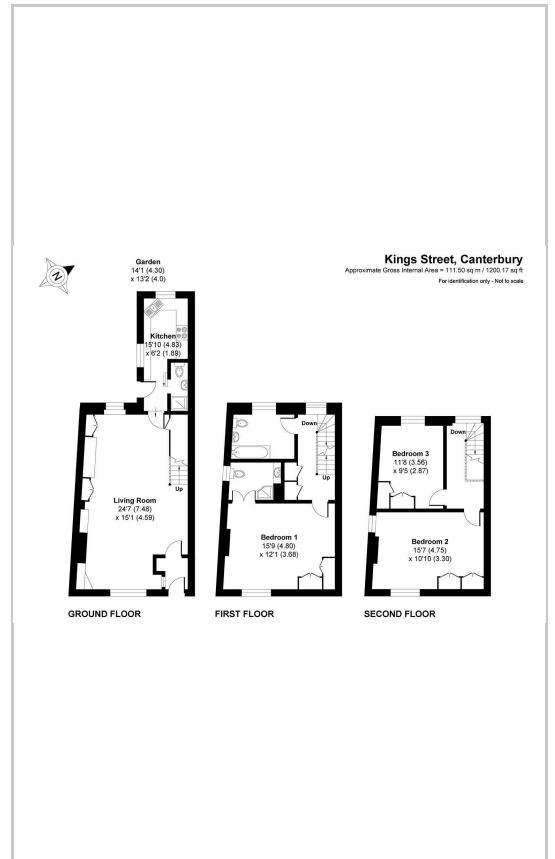
Upstairs, the first-floor landing is bright and airy thanks to a large sash window and includes both an airing cupboard and a utility cupboard. This level also offers a comfortable double bedroom with an ensuite shower room, as well as a spacious family bathroom which benefits from plumbing for a washing machine.



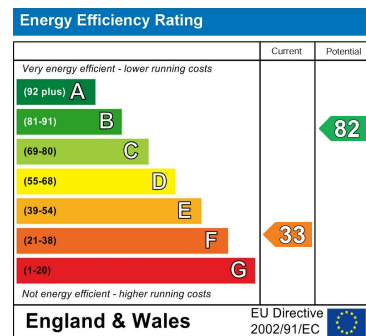
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Kent CT13 9DA  
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