

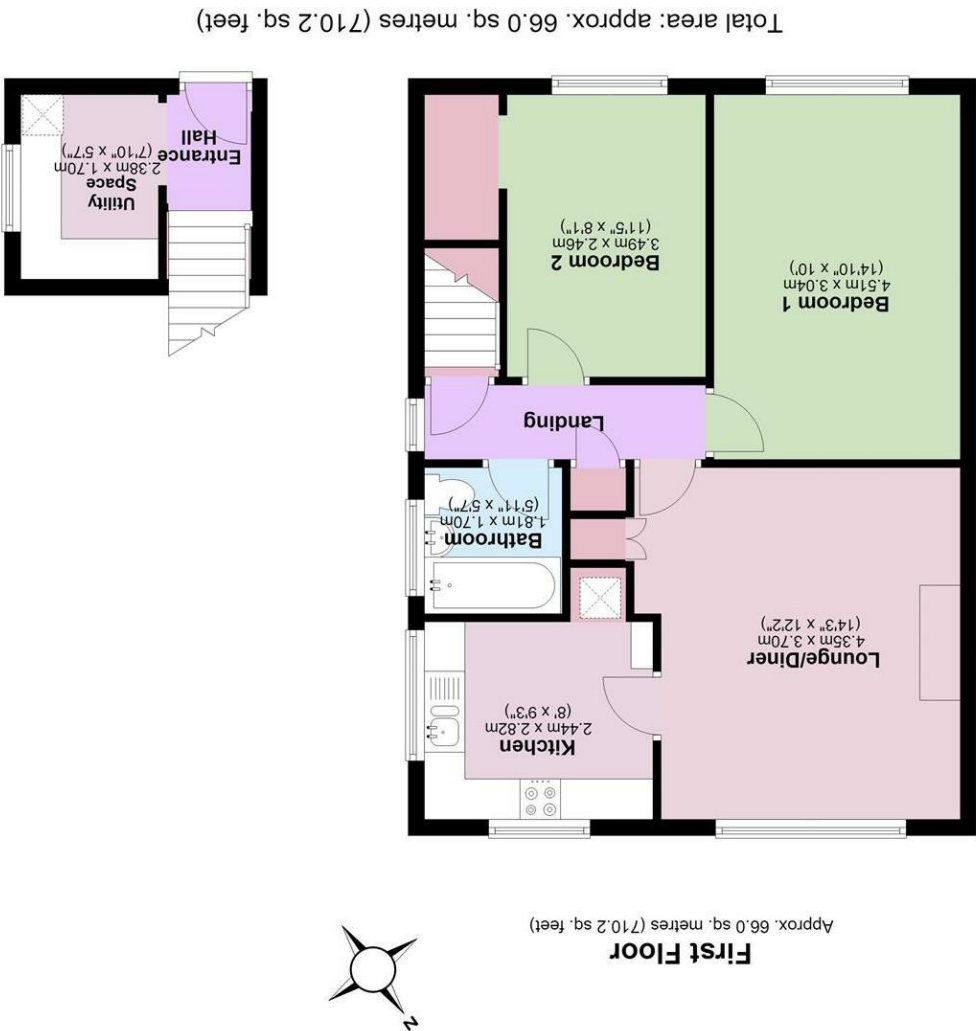
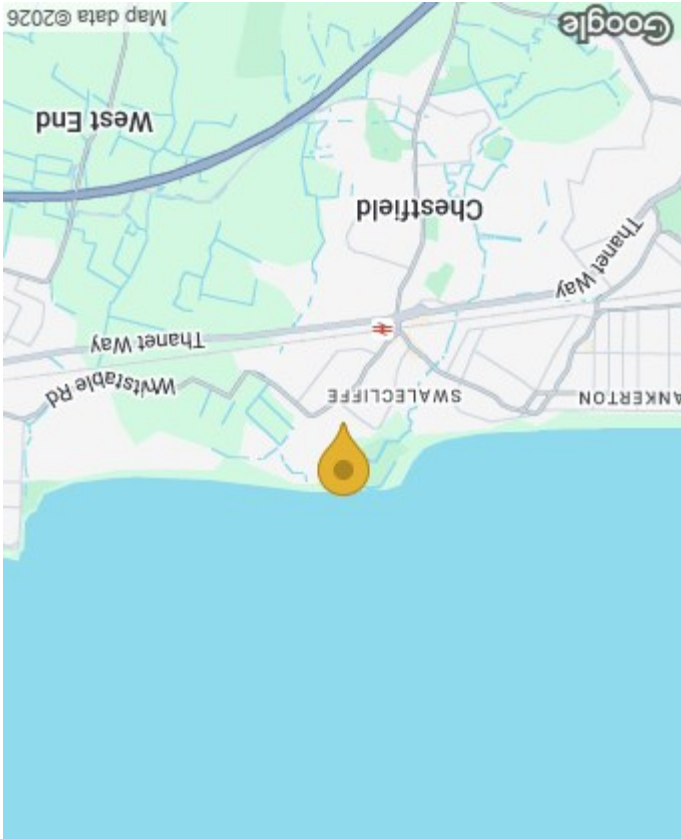


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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
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35 Kite Farm
Swalecliffe, Whitstable, CT5 2PA

Working for you and with you



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Spacious and well-presented, this first-floor self-contained apartment is situated within the popular Kite Farm development, conveniently placed for a wide range of local amenities and the seafront, which can be reached via a particularly handy cut-through.

Offered for sale chain free, this appealing two-bedroom home benefits from a share of the freehold, exceptionally long lease, ample off-road parking and its own private rear garden – all highly desirable features for apartment living.

The current owner has made excellent use of the storeroom, transforming it into a practical utility space with plumbing for a washing machine(s) and room for a tumble dryer. This versatile area also provides useful additional storage, adding to the functionality of the home.

The well-proportioned accommodation includes a comfortable lounge/diner, separate fitted kitchen, two double bedrooms and a modern bathroom. The layout offers flexible living space, making the property well suited to couples, small families or those looking to incorporate a dedicated home-working area.

Ideally positioned for a range of everyday amenities, schools and transport connections, the property offers a convenient setting alongside well-balanced and comfortable accommodation, making it an attractive choice for a variety of buyers.

£230,000



Enclosed Entrance Porch

Utility Space
7'10 x 5'7 (2.39m x 1.70m)

Landing

Lounge/Diner
14'3 x 12'2 (4.34m x 3.71m)

Kitchen
9'3 x 8' (2.82m x 2.44m)

Bedroom 1
14'10 x 10' (4.52m x 3.05m)

Bedroom 2
11'5 x 8'1 (3.48m x 2.46m)

Bathroom
5'11 x 5'7 (1.80m x 1.70m)

Rear Garden
A private, low-maintenance rear garden, currently laid predominantly to shingle, provides a versatile outdoor space with plenty of potential. The garden offers a blank canvas for the new owner to personalise and could be easily enhanced with planting, raised beds, seating or other outdoor features to create a space suited to individual tastes and lifestyle.

Front Garden
Provides off road parking for several vehicles.

Tenure
The property is leasehold with a share of the freehold
Lease length: 999 years from January 1962 - 935 years remaining

Council Tax Band
Band B: £1,865.10 2026/27
May we suggest that interested parties make their own investigations

Adaptations
There are no adaptations 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 & Lifestyle Amenities
Kite Farm is a popular coastal setting within Swalecliffe, offering an appealing combination of everyday convenience and easy access to the coast.

The seafront is particularly accessible, with a handy cut-through from the development providing a pleasant route on foot to the beach and coastal walks.

The nearby Oyster Bay Trail also provides an excellent opportunity for walking and cycling, extending towards Reculver and the surrounding coastline.

A range of local amenities can be found close by, including shops, supermarkets and regular bus services, while Chestfield & Swalecliffe railway station is within easy reach, providing rail connections to London.

For a wider choice of cafés, restaurants, independent shops and leisure facilities, Whitstable and nearby Tankerton are both readily accessible. Whitstable is particularly well known for its picturesque harbour, vibrant food scene, boutique shops and attractive coastline, offering plenty to enjoy throughout the year.

The location also offers convenient access to larger supermarkets and local healthcare facilities, while the nearby A299 provides a straightforward road connection towards the M2/A2 and surrounding areas.

Overall, Kite Farm is ideally placed for those looking to enjoy a relaxed coastal lifestyle without compromising on access to everyday amenities and transport links.

