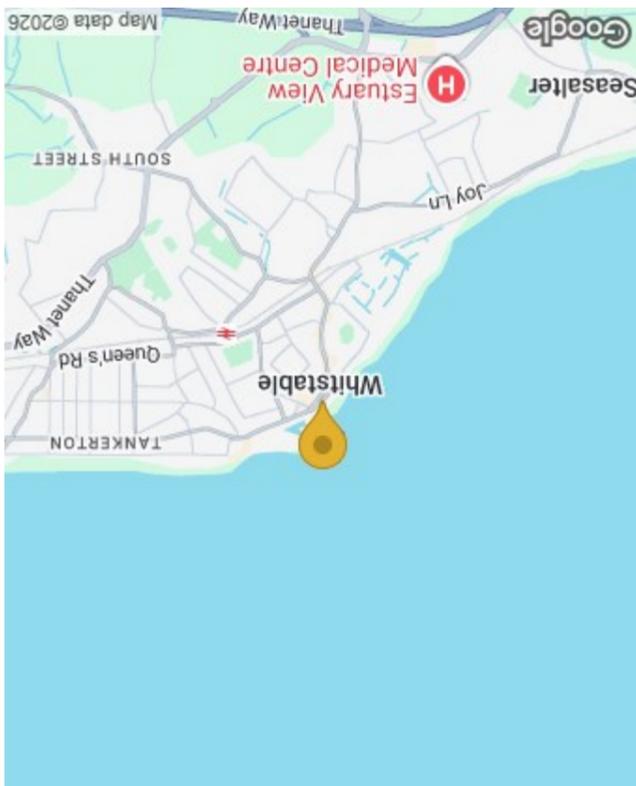


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

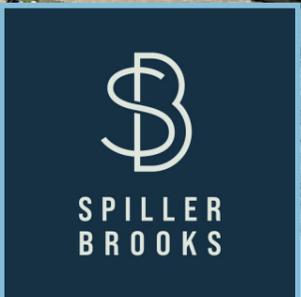
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
Very poor energy efficiency - very high running costs	E (39-54)
	F (21-38)
	G (1-20)
Current	76
Potential	45



Ground Floor
Approx. 41.0 sq. metres (441.8 sq. feet)



The Sail Lofts, 15 Sea Street
Whitstable, CT5 1AN



Working for you and with you

The Sail Lofts, 15 Sea Street Whitstable, CT5 1AN

The current owners have significantly enhanced and uplifted the interior by creating an inspiring, inviting and chic apartment with a loft style edge and stylish bespoke touches introducing a vintage industrial flair and unique feel throughout.

Located in the heart of Whitstable, a fashionable and flourishing coastal town, The Sail Lofts is an attractive, Grade II Listed building, comprising just five apartments.

Approached via walled gardens from both Sea Street and Sea Wall, convenience and comfort are on the doorstep with the delightful seafront and vibrant town centre with its array of independent retailers, including a superb selection of celebrated restaurants, trendy boutiques, delicatessens and cafes, within a short stroll.

A tranquil setting for rest and relaxation, the communal gardens have been thoughtfully created using a range of materials and diverse planting to add structure, texture and character to the landscape, with a raised pond providing a valuable habitat for wildlife.

Benefitting from a desirable parking space, a highly prized asset in the town centre, and no forward chain, this ground floor apartment offers a superb opportunity to acquire a distinctive home, or pied-à-terre, in a thriving and charming seaside town.

£275,000



Communal Entrance Hall

Entrance door with glazed panels to either side. Dado rail. Lighting and emergency lighting. Stairs to the first floor. Glazed door and steps down to the inner hall.

Inner Hall

Under stairs storage cupboard. Electric radiator. Power points. Feature panelling. Lighting and emergency lighting.

Entrance Hall

Solid door with spy hole. Full height storage cupboard with hanging rails. Telephone entry system.

Open Plan Kitchen/Lounge/Diner

24' max x 15'11 max (7.32m max x 4.85m max)

Lounge Area: French doors to the communal gardens and window with secondary glazing overlooking the communal gardens. Electric radiator. Feature wall panelling. TV and telephone points. Steps up to the bedroom.

Kitchen Area: Window with secondary glazing overlooking rear garden. Matching base and drawer units. Wall mounted glass display cabinet. Bespoke concrete work surfaces with undermount Butler sink and mixer tap. Electric double oven, induction hob and extractor housed in wall mounted display cabinet. Integrated fridge/freezer, washer/dryer and slimline dishwasher. Built-in storage cupboard. Feature wall panelling above worksurfaces. Inset downlighters.

Shower Room

7'3 max x 5'11 (2.21m max x 1.80m)

Fully tiled walk-in shower with glass screen, bespoke concrete shower tray, mains operated shower, rain water shower head, hand held shower attachment and recessed shelf. Vanity unit with counter top wash hand basin, wall mounted filler and mixer tap, under unit storage with shaver socket and concealed cistern WC. Heated towel rail. Feature wall panelling. Pendant light and downlighters. Extractor fan. Tiled floor.

Bedroom

11'9 max x 11' max (3.58m max x 3.35m max)

Two high level obscure windows to the side. Electric radiator. Industrial style window overlooking the lounge. Downlighters.

Seating Area

Accessed from the French doors. Paved patio surrounded by low level wall with inset planting and solar lighting. Low level gate to communal gardens. External tap.

Communal Gardens

Attractive and well maintained gardens laid to shingle with a colourful array of established planting. Raised pond with water feature. Discrete storage area for garden items, bins and bikes. There are two means of access, a pedestrian gate to Sea Street and on the opposite side of the garden steps up to a pedestrian gate to Sea Wall. Exterior lighting.

Parking

One allocated parking space accessed via Sea Street.

Tenure

1/5 Share of the Freehold

Lease: 999 years from 1984

Service Charge: £121 per month paid into the sinking fund

External Works Contribution: 12% - a decision is made at the time of works as to whether a contribution is required or costs will be met from monies in the sinking fund

Buildings Insurance Contribution: 12% - of the annual quote (latest figure to follow)

Garden Maintenance Contribution: 20% - we understand from the vendors that the costs associated with the garden are kept to a minimum and residents are encouraged to actively participate in the upkeep and presentation if they wish to

Restrictions: We understand the Lease restricts the use of apartments within the building for Holiday Let purposes. The apartment can be let for a minimum period of six months only

The above information to be confirmed by the vendor's solicitor at the time of a sale transaction.

Council Tax

Band B: £1,791.42 2025/26

We suggest interested parties make their own enquiries.

Dimensions & Floorplans

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

With its ideal central location this home is within a stone's throw of the beach and an array of well known restaurants, interesting boutiques and artisan shops.

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

The A299 is easily accessible providing access to the A2/M2.

