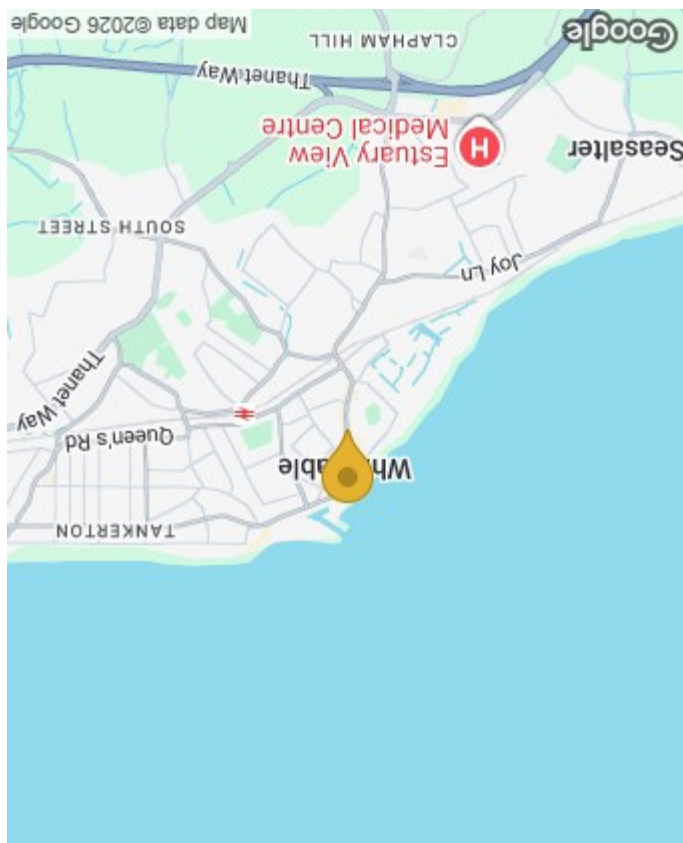
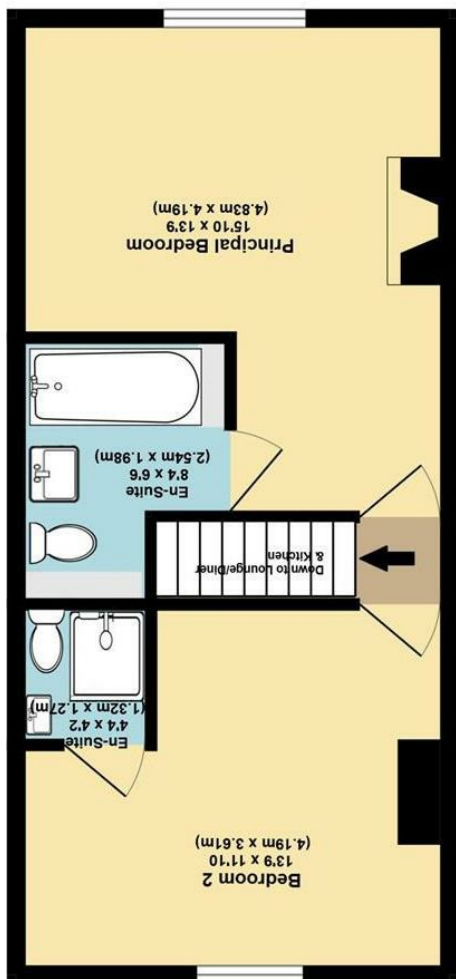
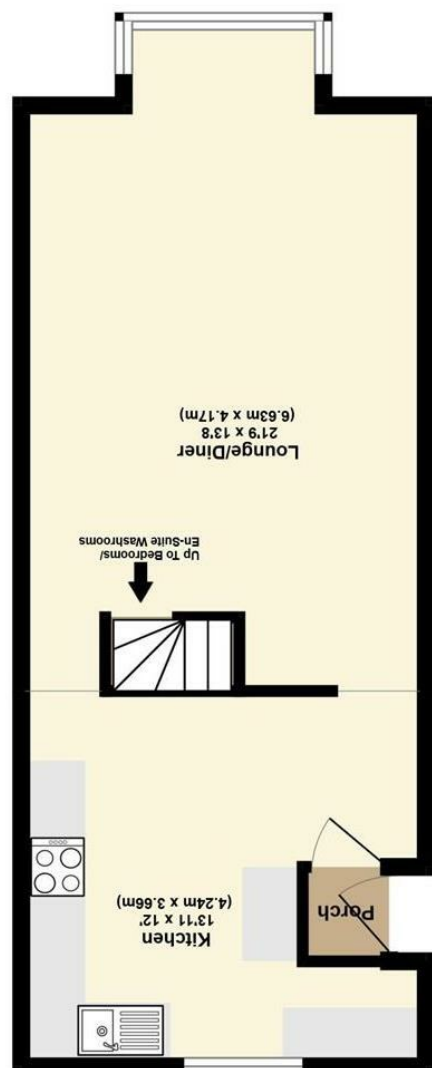


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (81-91)		A (81-91)	
B (69-80)		B (69-80)	
C (55-68)		C (63-80)	
D (43-54)		D (55-68)	
E (29-54)		E (38-54)	
F (21-28)		F (21-28)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

PLEASE NOTE - 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.



**71A High Street
Whitstable, CT5 1AY**

Working for you and with you



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71A High Street
Whitstable, CT5 1AY

Appealing Chain Free Sale – Central Whitstable Location – 159 Year Lease

Occupying two floors, this spacious two-bedroom duplex apartment offers stylish light-filled accommodation in the heart of fashionable Whitstable. Approached via an enclosed courtyard, this unique home combines character, comfort and convenience in a sought after central location.

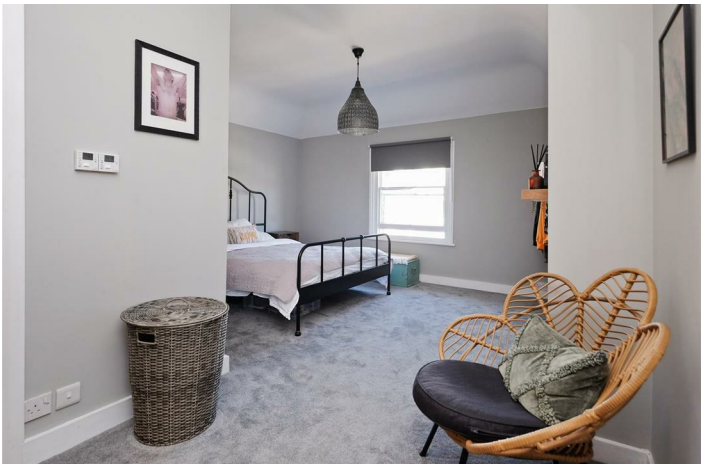
The interior features a generous open-plan lounge/diner, perfect for both relaxing and entertaining, alongside a well-appointed kitchen fitted with a range of integrated appliances.

On the first floor are two generous double bedrooms, including an exceptionally spacious principal bedroom. Both bedrooms benefit from their own en-suite facilities, one with a shower room and the other with a bathroom, providing flexibility and practicality for residents and guests alike.

Step outside and you'll find Whitstable's vibrant High Street on your doorstep, with its distinctive mix of independent boutiques, cafés, restaurants and excellent transport links. The picturesque seafront, renowned for its charming harbour, beaches and scenic coastal walks, is just moments away.

Beautifully presented and ready to move straight into, this superb apartment is ideally suited as a permanent home, investment opportunity or a lock-up-and-leave coastal escape in one of Kent's most desirable seaside towns.

£260,000



Communal Entrance Hall

Entrance Porch

Lounge/Diner

21'9 x 13'8 (6.63m x 4.17m)

Kitchen

13'11 x 12'0 (4.24m x 3.66m)

Small Landing

Principal Bedroom

15'10 x 13'9 (4.83m x 4.19m)

En-Suite Bathroom

8'4 x 6'6 (2.54m x 1.98m)

Bedroom 2

13'9 x 11'10 max (4.19m x 3.61m max)

En-Suite Shower Room

4'4 x 4'2 (1.32m x 1.27m)

Courtyard Garden

We understand from the vendors this is a shared outside space.

Tenure

The property is leasehold.

Lease length - 189 Years from July 1996 (159 years remaining)

Ground Rent - £50 per year

Service Charge - £225

All leasehold information is subject to verification by the seller's solicitors and should be independently confirmed by a purchaser's legal adviser at the time of a transaction.

Council Tax Band

Band A: £1,598.66 2026/27

May we suggest that interested parties make their own investigations

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Room dimensions are approximate, measured at the maximum points and provided for guidance only. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Approximate Floor Area

As stated on the (EPC) - 83sqm/893 sqft.

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

There is a thriving creative scene in Whitstable with galleries, studios, and regular local events adding to the town's character, alongside excellent opportunities for water sports including sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also popular along the shoreline, offering a more relaxed way to enjoy and explore the coast.

The nearby railway station provides fast and frequent services to London St Pancras and London Victoria, while the A299 is within easy reach, offering convenient links to the wider road network.

Whitstable has earned a reputation as one of Kent's most desirable coastal destinations. Famed for its characterful streets, historic working harbour and excellent array of independent boutiques, cafés and restaurants, the town offers a relaxed yet vibrant lifestyle that continues to attract both permanent residents and those seeking a seaside retreat.

ID Verification

Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.

