CHRISTOPHER HODGSON

Whitstable

£750,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

32 Stanley Road, Whitstable, Kent, CT5 4NQ

A substantial detached family home ideally situated on a private no-through road moments from Duncan Downs and conveniently positioned within walking distance of the bustling town centre and station (0.9 miles). The seafront, supermarkets, and Estuary View medical centre are all easily accessible.

The spacious and versatile accommodation extends to 2537 sq ft (235 sq m) and is arranged to provide a generous sitting room a wood burning stove and doors leading to a conservatory, a dining room, a kitchen/breakfast room with doors opening to a raised decked terrace, a double bedroom with en-suite bathroom (currently used as a reception room), a cloakroom and a utility cupboard.

To the first floor, a large central landing space leads to four further bedrooms, one of which benefits from a balcony providing a perfect vantage point to enjoy the views and Whitstable's famous sunsets, a family bathroom, and a study.

The mature and established rear garden enjoys a Westerly aspect and extends to 65ft (20m), incorporating raised decked seating areas and an expanse of lawn edged by mature planting. A block paved driveway provides ample off-street parking and access to a single garage.

LOCATION
Stanley Road is a popular residential location on the outskirts of this highly sought after town, enjoying an elevated position within easy access of The Duncan Downs. The property is conveniently situated for access to the town centre and local bus routes. Whitstable is an increasingly popular and fashionable town by the sea and enjoys a variety of shopping, educational and leisure amenities including sailing, watersports and bird watching, as well as the seafood restaurants for which it has become renowned.The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

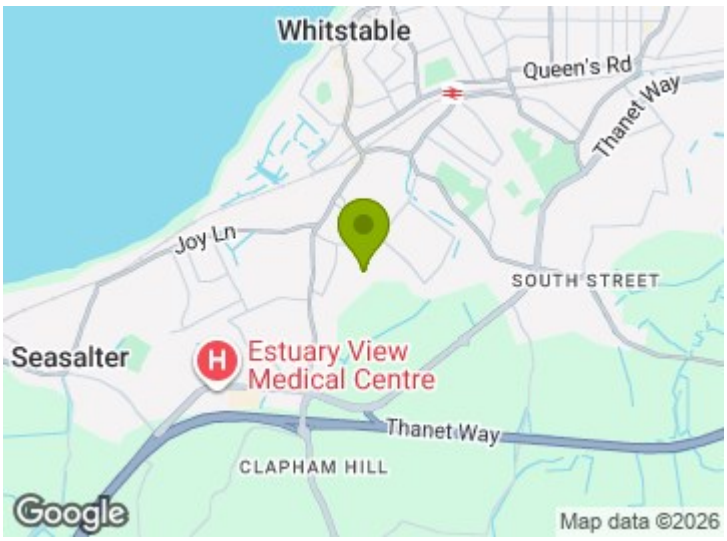
- Sitting Room 22'4" x 21'11" (6.81m x 6.68m)
- Kitchen 21'2" x 9'8" (6.45m x 2.95m)
- Dining Room 14'2" x 9'9" (4.32m x 2.96m)
- Conservatory 17'4" x 7'2" (5.28m x 2.18m)
- Bedroom 1/Reception Room 24'0" x 10'1" (7.31m x 3.07m)
- En-Suite Bathroom
- Cloakroom

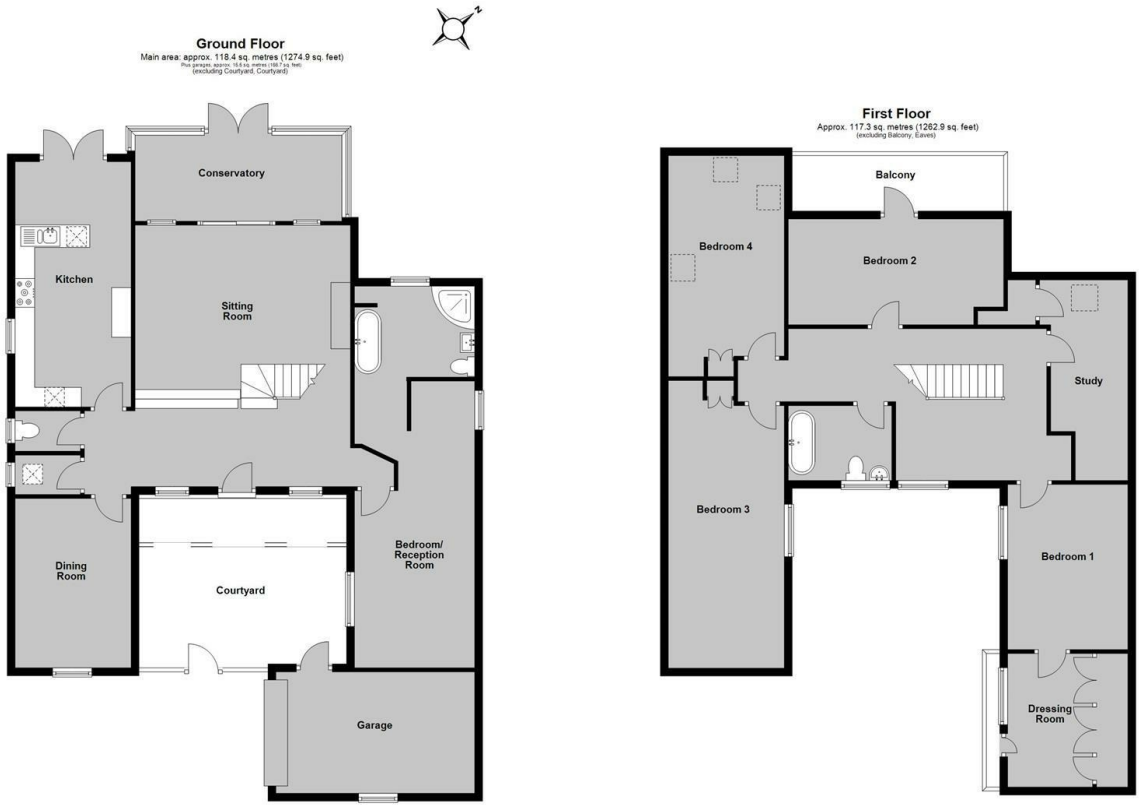
FIRST FLOOR

- Bedroom 1 13'10" x 10'1" (4.21m x 3.07m)
- Dressing Room 11'8" x 10'0" (3.56m x 3.05m)
- Bedroom 2 18'5" x 8'10" (5.61m x 2.69m)
- Balcony 18'1" x 5'0" (5.51m x 1.52m)
- Bedroom 3 24'1" x 9'9" (7.33m x 2.96m)
- Bedroom 4 18'6" x 9'10" (5.64m x 3.00m)
- Study 16'9" x 7'5" (5.11m x 2.26m)
- Bathroom

OUTSIDE

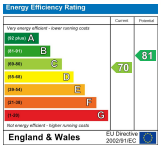
- Garage 16'5" x 10'2" (5.00m x 3.10m)
- Garden 65'4" x 48'4" (19.91m x 14.73m)


Whitstable
Queen's Rd
Thanet Way
Joy Ln
SOUTH STREET
Seasalter
Estuary View
Medical Centre
Thanet Way
CLAPHAM HILL
Google
Map data ©2026



Council Tax Band G. The amount payable under tax band G for the year 2026/2027 is £3,996.65.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK