

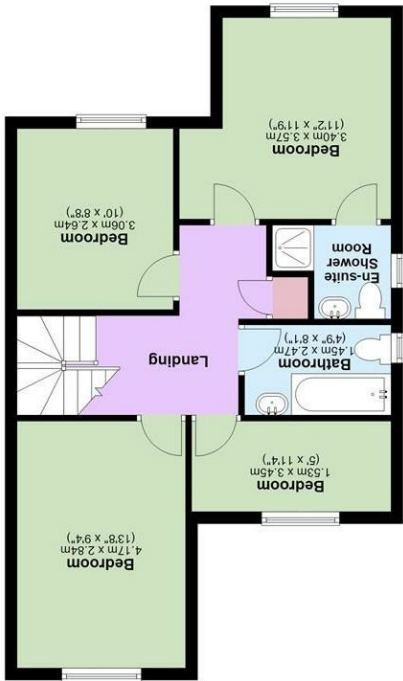
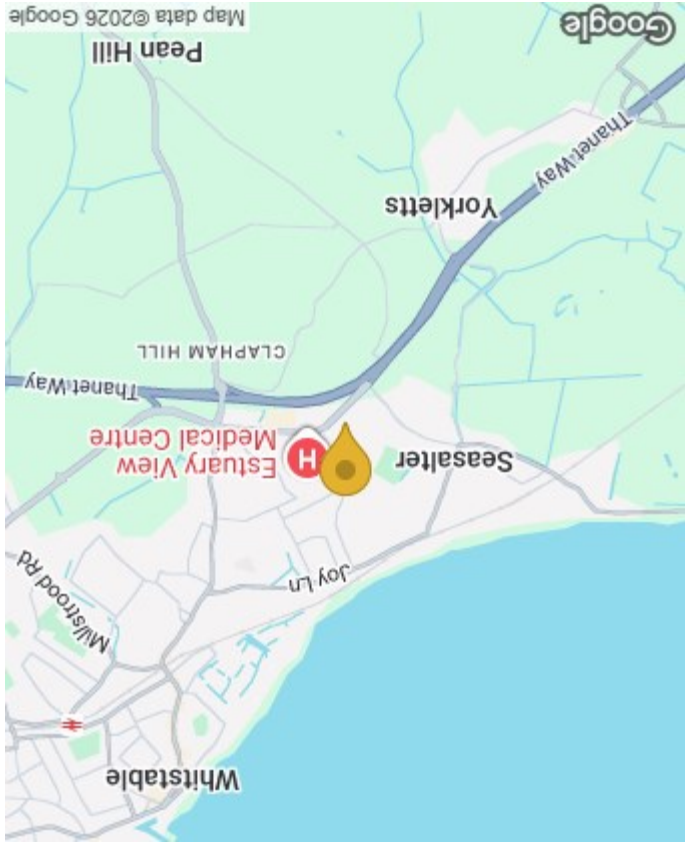


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| England & Wales         |                                                                 |
|-------------------------|-----------------------------------------------------------------|
| EU Directive 2002/91/EC | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| A                       | (92 plus)                                                       |
| B                       | (81-91)                                                         |
| C                       | (69-80)                                                         |
| D                       | (55-68)                                                         |
| E                       | (39-54)                                                         |
| F                       | (21-38)                                                         |
| G                       | (1-20)                                                          |
| Current                 | Potential                                                       |

| England & Wales         |                                             |
|-------------------------|---------------------------------------------|
| EU Directive 2002/91/EC | Not energy efficient - higher running costs |
| A                       | (81-91)                                     |
| B                       | (69-80)                                     |
| C                       | (55-68)                                     |
| D                       | (39-54)                                     |
| E                       | (21-38)                                     |
| F                       | (1-20)                                      |
| Current                 | Potential                                   |



First Floor  
Approx. 53.6 sq. metres (576.8 sq. feet)



Ground Floor  
Main area: approx. 67.7 sq. metres (728.2 sq. feet)  
Plus garages, approx. 15.1 sq. metres (162.9 sq. feet)



57 Tradewinds  
Whitstable, CT5 4UJ



Working for you and with you

57 Tradewinds  
Whitstable, CT5 4UJ

Peacefully positioned away from passing traffic on the popular Mariners View development, this modern family home presents an excellent opportunity to enjoy the very best of coastal living.

Offering versatile accommodation, the property has been enhanced by the addition of a conservatory overlooking the rear garden. Currently used as a dining room, this light-filled space provides an inviting setting for family meals and entertaining, while allowing the existing reception rooms to be adapted to suit a variety of lifestyles. Whether you require a comfortable second sitting room, a dedicated home office or a separate study, there is plenty of flexibility to accommodate the demands of modern family living and working from home.

On the first floor there are four bedrooms, the principal with the added benefit of en-suite facilities, complemented by a separate family bathroom.

Outside there is a private rear garden, parking for three cars and an attached garage. The garage also offers exciting potential for conversion to provide additional accommodation if required, subject to the necessary planning permissions and consents.

Whitstable is a highly favoured coastal town and a wonderful place to call home, offering an appealing blend of seaside living, independent shops, restaurants and excellent opportunities for coastal walks and outdoor pursuits.

£459,950



Entrance Hall

Cloakroom

Sitting Room  
16'5 x 11' (5.00m x 3.35m)

Second Reception/Dining Room  
11'2 x 9'4 (3.40m x 2.84m )

Kitchen/Breakfast Room  
13'8 x 9'4 (4.17m x 2.84m)

Study  
7'2 x 6'1 (2.18m x 1.85m)

Conservatory  
13'2 x 11' (4.01m x 3.35m)

Landing

Principal Bedroom  
11'9 x 11'2 (3.58m x 3.40m)

Bedroom 2  
13'8 x 9'4 (4.17m x 2.84m)

Bedroom 3  
10' x 8'8 (3.05m x 2.64m)

Bedroom 4  
11'4 x 5' (3.45m x 1.52m)

Bathroom  
8'1 x 4'9 (2.46m x 1.45m)

En-Suite Shower Room

Garage  
18'10 x 8'8 (5.74m x 2.64m)

Rear Garden

Front Garden & Parking

Tenure

This property is Freehold.

Council Tax Band

Band E : £2,930.88 2026/27

We suggest interested parties make their own investigations

Floorplans, Dimensions & Floor Area

Floorplans are intended to give a general indication of the property layout, dimençons should not be used for carpet or flooring sizes, appliances or items of furniture.

Approximate floor area: 121.2sqm/1305sqft

Adaptations

There are no adaptations to this property.

Important Information

We understand from the vendor there is an annual service charge of £246 per annum towards maintenance of the common areas on the development. This information will be verified by solicitors at the time of a sale transaction.

Location & Lifestyle Amenities

Whitstable is a charming and highly sought-after coastal town, celebrated for its relaxed seaside lifestyle and vibrant community atmosphere.

Renowned for its picturesque harbour and shingle beaches, its bustling High Street is lined with an array of independent boutiques, artisan cafés, and acclaimed seafood restaurants, reflecting Whitstable's strong culinary reputation—particularly its famous oysters.

There is a thriving creative scene, with galleries, studios, and regular local events contributing to its distinctive character.

A good selection of primary schools, together with The Whitstable School (2.1 miles) for secondary education, are complemented by the extensive educational facilities available in Canterbury (7 miles).

Whitstable offers excellent health care facilities including Estuary View Medical Centre, convenient transport links to local towns and direct rail services to London.

Prospect Retail Park, just over half a mile, includes Aldi, an M&S Foodhall, Home Bargains, Halfords and Pets at Home, while a Tesco Superstore is approximately 2 miles away.

The A299 Thanet Way easily accessible and provides a link to the main road networks M2/A2.

Combining coastal charm with a lively yet laid-back atmosphere, Whitstable offers a lifestyle that is both enriching and effortlessly enjoyable.

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. 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.

