



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

Total area: approx. 154.8 sq. metres (1666.1 sq. feet)



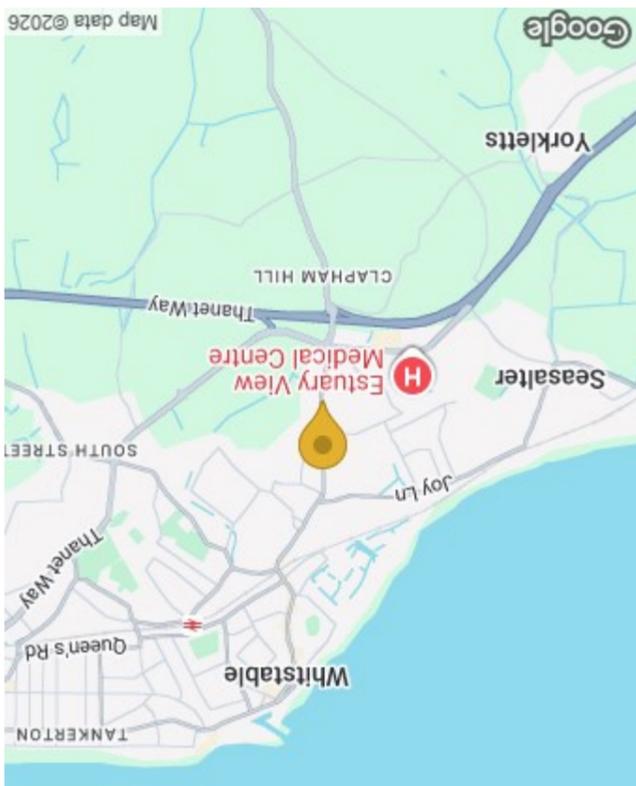
Ground Floor  
Approx. 96.8 sq. metres (1042.0 sq. feet)

First Floor  
Approx. 58.0 sq. metres (624.1 sq. feet)

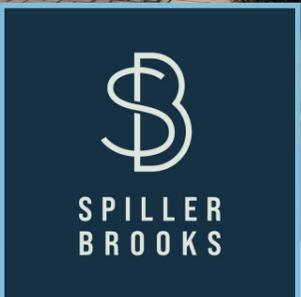


Energy Efficiency Rating	
Current	Potential
<b>G</b>	<b>A</b>

Very energy efficient - lower running costs  
Not energy efficient - higher running costs



84 Borstal Hill  
Whitstable, CT5 4NZ



Working for you and with you

## 84 Borstal Hill Whitstable, CT5 4NZ

Substantial Coastal Home with Exceptional Scope in Favoured Whitstable

Situated in the fashionable and flourishing seaside town of Whitstable, this substantial family home offers generously proportioned and highly versatile accommodation, presenting an outstanding opportunity for enhancement and transformation.

Ideally positioned within easy reach of the beach, local shopping amenities and excellent transport links, the property combines convenience with coastal charm. Whether you are seeking a full-time residence, a seaside retreat, or an exciting renovation project, this home provides remarkable scope for remodelling and refurbishment, perhaps providing an opportunity to enhance the distant sea view from the principal bedroom.

There are several parking options available, including a space accessed from Borstal Hill with a home charging point, as well as an additional parking area reached via double gates from Meadow Walk, providing access into the rear garden.

This home must be viewed to fully appreciate the space on offer and the potential it provides.

£425,000



### Entrance Hall

12'3 x 10'6 (3.73m x 3.20m)

Upvc entrance door to entrance hall. Upvc double glazed sash style window to the front. Radiator. Power points. Built-in shelving. Large walk-in cupboard with space and plumbing for washing machine and space for tumble dryer. Part panelled walls.

### Wet Room

Upvc double glazed obscure window to the rear. Suite comprising shower operated by an electric shower pump from the hot water cylinders, hand held shower attachment, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Extractor fan. Downlighters. Fully tiled walls. Non-slip flooring.

### Sitting Room

14'5 x 11'1 (4.39m x 3.38m)

Upvc double glazed sash style window to the front. Media wall with feature electric fire, display shelves and space for television. Radiator. Door to

### Study/Snug

11'1 x 7'4 (3.38m x 2.24m)

Upvc double glazed sash style window to the side and Upvc double glazed door to the rear garden. Radiator.

### Dining Room

13'4 x 9'11 (4.06m x 3.02m)

Upvc double glazed sash style window to the front. Radiator. Laminate flooring. Opening to

### Kitchen

13'1 x 12' (3.99m x 3.66m)

Vaulted ceiling. Upvc double glazed sash style window to the front and Upvc double glazed window overlooking the garden. Matching range of wall, base and drawer units. Solid wood worktop with inset stainless steel sink unit and mixer tap. Gas hob with electric oven and grill below and inset extractor above. Space for fridge/freezer. Integrated dishwasher. Radiator. Part tiled walls. Tiled floor.

### Office/Reception

12'10 x 9'1 (3.91m x 2.77m)

Upvc double glazed door to the rear garden and Upvc double glazed obscure windows to the rear. Cupboard housing Worcester gas boiler. Stairs to the first floor.

### Utility/Boot Room

9'3 x 9' (2.82m x 2.74m)

Upvc double glazed windows to the side and Upvc double glazed French doors to the rear garden. Built-in base cupboards with work top over and fitted shelves. Laminate flooring.

### Landing

Window to the rear over stairs and access to eaves storage over stairs. Radiator. Built-in cupboard housing hot water cylinders (2). Built-in storage. Loft access.

### Shower Room

Suite comprising fully tiled shower enclosure with shower operated by an electric shower pump from the hot water cylinders, wall mounted wash hand basin and close coupled WC. Shaver socket. Partially tiled walls. Laminate flooring.

### Principal Bedroom

13'11 x 11'2 (4.24m x 3.40m)

Corner Upvc double glazed sash style windows with sea glimpses. Radiator.

### En-Suite Shower Room

Upvc double glazed obscure sash style window to the side. Suite comprising large shower enclosure with shower operated by an electric shower pump from the hot water cylinders, pedestal wash hand basin, bidet and close coupled WC. Chrome heated towel rail. Shaver socket. Tiled floor.

### Bedroom 2

13'10 x 10'1 (4.22m x 3.07m)

Upvc double glazed sash style window to the front. Radiator.

### Bedroom 3

12'10 x 10'5 (3.91m x 3.18m)

Upvc double glazed sash style window to the front. Radiator.

### Garden

Predominantly laid to lawn and paving with established trees and shrubs. Timber shed. External power points. Enclosed with fencing. Double gates for parking accessed via Meadow Walk.

### Parking Space Adjacent To Property

Block paved parking space. Wall mounted EV charger. Gated access to the rear garden.

### Tenure

This property is Freehold

### Council Tax Band

Band D: £2,303.25 2025/26

(we suggest interested parties make their own investigations)

### 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.

### Adaptions

There are no adaptations to this property.

### Agent's Note

We understand the front elevation of the property was underpinned in 2009 and there is a completion certificate available (this information will be verified by solicitors at the time of a transaction).

### Location & Lifestyle Amenities

Nestled on the north Kent coast, Whitstable is a charming seaside town celebrated for its fresh oysters, colourful beach huts, and coastal lifestyle.

With sweeping views across the Thames Estuary, a vibrant working harbour, and a delightful mix of independent boutiques, galleries, and award-winning seafood restaurants, Whitstable perfectly balances character and convenience.

Just a short drive from Canterbury and with excellent rail links to London, it's an ideal setting for both weekend escapes and full-time coastal living.

From sunsets along the shingle beach to mornings exploring the harbour market, life in Whitstable offers a unique blend of seaside tranquillity and contemporary charm — making it a highly desirable location.

