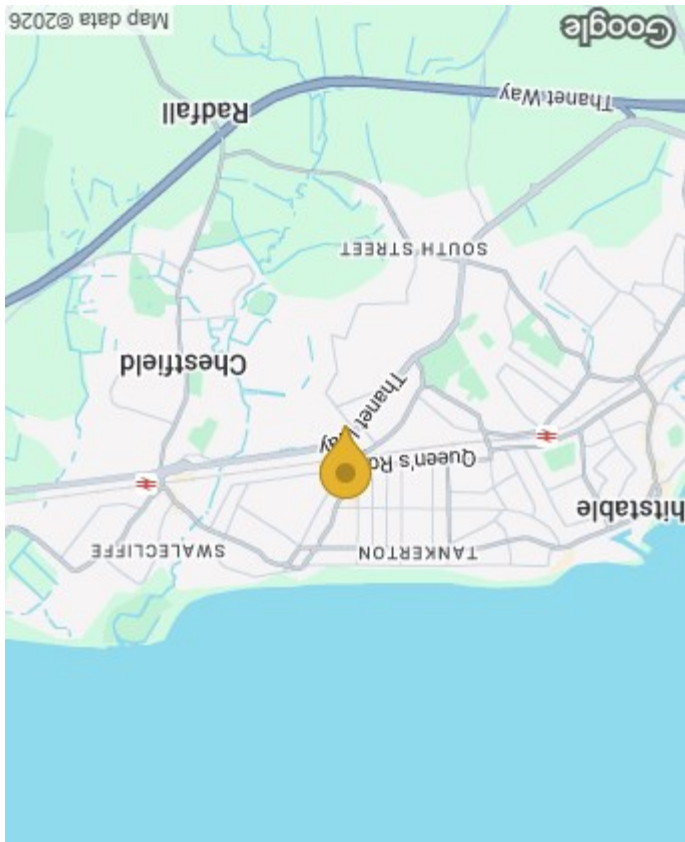


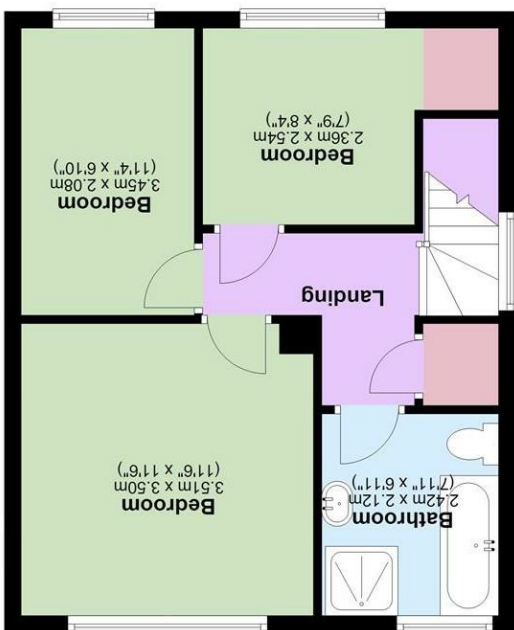
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

Environmental Impact (CO ₂) Rating																									
Potential	<table><caption>CO₂ Emissions by Country (Rank A to G)</caption><tr><th>Rank</th><th>Country</th><th>CO₂ Emissions (t/capita)</th></tr><tr><td>A</td><td>Denmark</td><td>12</td></tr><tr><td>B</td><td>Sweden</td><td>18</td></tr><tr><td>C</td><td>Finland</td><td>28</td></tr><tr><td>D</td><td>Netherlands</td><td>35</td></tr><tr><td>E</td><td>Germany</td><td>39</td></tr><tr><td>F</td><td>France</td><td>47</td></tr><tr><td>G</td><td>United Kingdom</td><td>51</td></tr></table>	Rank	Country	CO ₂ Emissions (t/capita)	A	Denmark	12	B	Sweden	18	C	Finland	28	D	Netherlands	35	E	Germany	39	F	France	47	G	United Kingdom	51
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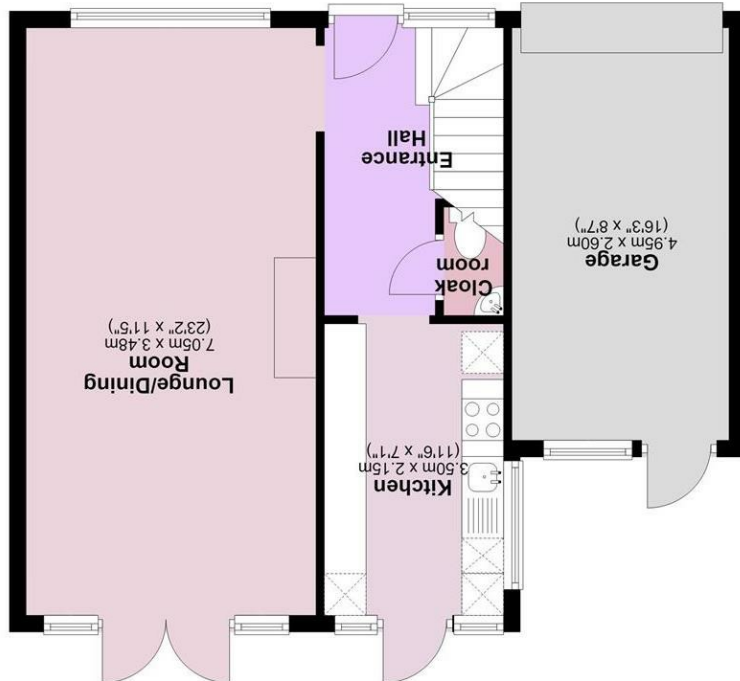
Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-39) G (17-20) Net energy efficient - higher running costs	EU Directive 2002/91/EC



Main area: Approx. 80.7 sq. metres (868.7 sq. feet)
Plus garages, approx. 12.9 sq. metres (138.7 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.4 sq. feet)

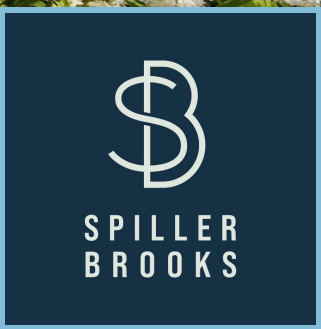


Ground Floor
Main area: approx. 40.4 sq. metres (434.4 sq. feet)
Plus garages, approx. 12.9 sq. metres (138.7 sq. feet)



**9 Clover Rise
Whitstable, CT5 3HA**

Working for you and with you



9 Clover Rise
Whitstable, CT5 3HA

Superb Semi-Detached House with Stylish Interior.

Thoughtfully enhanced by the current owners, this home offers smart, comfortable living and is presented in move-in ready condition.

The bright and spacious dual-aspect lounge/dining room is flooded with natural light, with patio doors opening onto the rear garden to create a wonderful connection between indoor and outdoor living. Adding to the practicality of the ground floor is a well-appointed cloakroom, providing everyday comfort and functionality. The contemporary kitchen, newly installed in March 2026, has been attractively finished with exposed brickwork, offering design and practicality.

Upstairs a generous principal bedroom, two further well-proportioned bedrooms and a spacious four-piece family bathroom, are ideal for modern family living.

Occupying a generous plot, the home benefits from ample off-road parking, a garage offering exciting potential for conversion into additional living accommodation (subject to all necessary planning consents), and a low-maintenance rear garden—perfect for relaxing or entertaining.

This is a beautifully presented home that combines contemporary upgrades with practical family living, making it an excellent choice for buyers seeking a property that is ready to move straight into.

£389,950



Entrance Hall

Cloakroom

Lounge/Diner

23'2 x 11'5 (7.06m x 3.48m)

Kitchen

11'7 x 7'1 (3.53m x 2.16m)

Landing

Principal Bedroom

11'1 x 11'6 (3.38m x 3.51m)

Bedroom 2

11'4 x 6'10 (3.45m x 2.08m)

Bedroom 3

8'4 x 7'9 (2.54m x 2.36m)

Bathroom

7'11 x 6'11 (2.41m x 2.11m)

Garage

16'3 x 8'7 (4.95m x 2.62m)

Rear Garden

41'3 x 30'5 (12.57m x 9.27m)

Tenure

This property is Freehold.

Council Tax

Band C : £2,131.55 2026/27

We suggest interested parties make their own investigations

Floorplans & Dimensions

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

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

The property is well placed for families, with a number of well-regarded local primary schools nearby and The Whitstable School located approximately 0.7 miles away, making it an excellent choice for all stages of education

Sainsburys (0.8 miles) and Tesco Extra (1 mile) provide excellent access to a wide range of everyday shopping facilities making grocery shopping quick and convenient.

Whitstable is well serviced by healthcare facilities, with Chestfield Medical Centre (0.8 miles) the nearest practice. Estuary View Urgent Treatment Centre (2.5 miles) provides GP-led urgent care seven days a week, while a selection of local pharmacies, including Tesco Pharmacy, further enhance the excellent range of medical amenities available close by.

Favoured Tankerton beach is within easy reach (0.7 miles). Known for its long shingle shoreline, colourful beach huts, and wide grassy slopes that overlook the sea, these slopes provide open green space ideal for walking, picnics, and enjoying views across the Thames Estuary, while at low tide visitors can walk out along the natural shingle causeway known as “The Street.”

Major road links are easily accessible via the A299, providing convenient connections along the north Kent coast and beyond, while the nearby ferry port at Dover and the Channel Tunnel offer straightforward options for cross-Channel travel.

Whitstable mainline railway station provides fast and frequent links to London Victoria (1 hour 30 mins) and London St Pancras (1 hour 11 mins).

