



**56 Primrose Way, Whitstable, CT5 3QW**  
**£450,000**



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No Chain – Four Bedroom Detached Family Home in Sought-After Location

Nestled in the highly desirable area of Primrose Way, Chestfield, this charming detached family home offers an ideal blend of space, comfort, and convenience—perfect for modern family living. Upon entering, you are welcomed by a spacious lounge, creating a warm and inviting setting for relaxation. At the heart of the home is a beautifully designed kitchen featuring a stylish central island, ideal for both everyday living and entertaining. The separate dining room provides the perfect space for family meals or hosting guests, with doors opening onto a delightful garden terrace.

Upstairs, the property offers four well-proportioned bedrooms. Practicality is key, with both a family bathroom and an additional shower room on the first floor, ensuring ease for busy households. Outside, the rear garden is a true sun trap—perfect for enjoying outdoor dining or simply unwinding. Designed with low maintenance in mind, it allows you to make the most of your outdoor space with minimal upkeep. To the front, the property benefits from a garage and a dedicated parking space, providing added convenience.

EPC Rating C  
Council Tax Band D

## Description

Council Tax Band D

EPC Rating C

Tenure Freehold

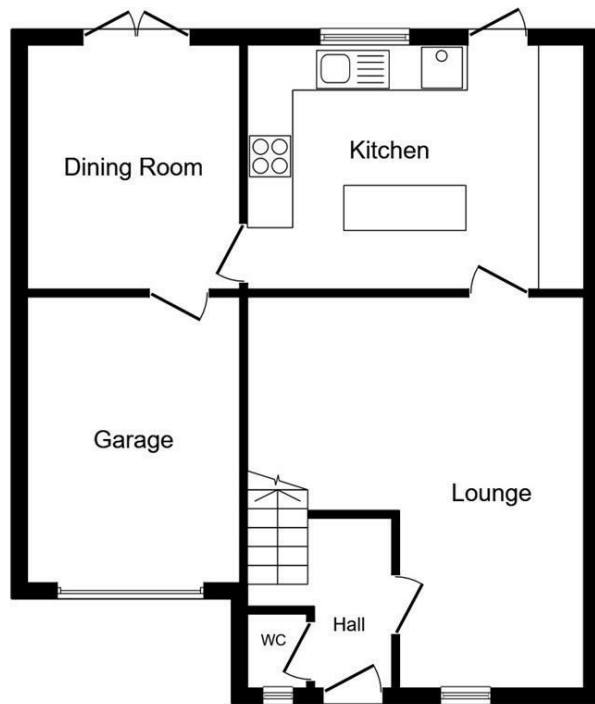
### Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not be relied upon and do not form part of any contracts. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

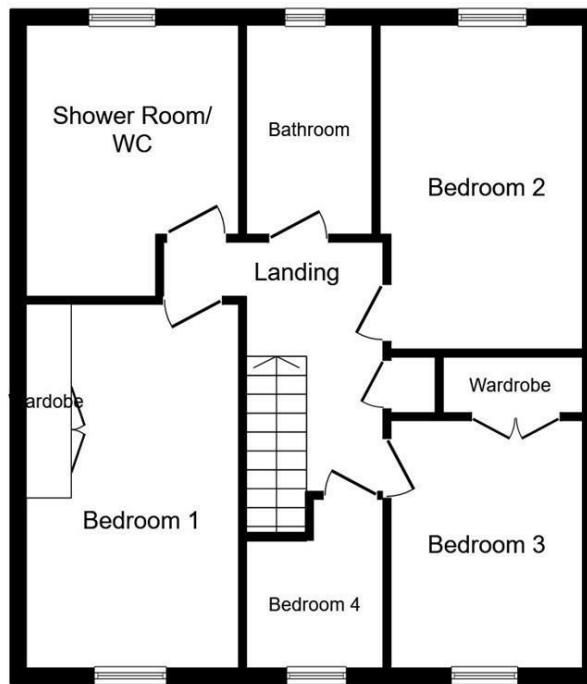
### Location

Nestled along the picturesque coastline of Kent, England, Chestfield offers a delightful blend of natural beauty, historical charm, and modern amenities. Situated just a stone's throw away from the renowned seaside town of Whitstable, Chestfield boasts its own unique appeal, making it an idyllic destination for travelers seeking a tranquil retreat by the sea. Steeped in history, Chestfield boasts a rich cultural heritage waiting to be uncovered. History buffs can visit the historic Chestfield Barn, a Grade II listed building dating back to the 14th century, which serves as a reminder of the area's agricultural past. Nearby attractions such as the Whitstable Castle and Gardens and the Whitstable Museum provide fascinating insights into the region's maritime history and cultural heritage, offering engaging exhibits and interactive displays for visitors of all ages.





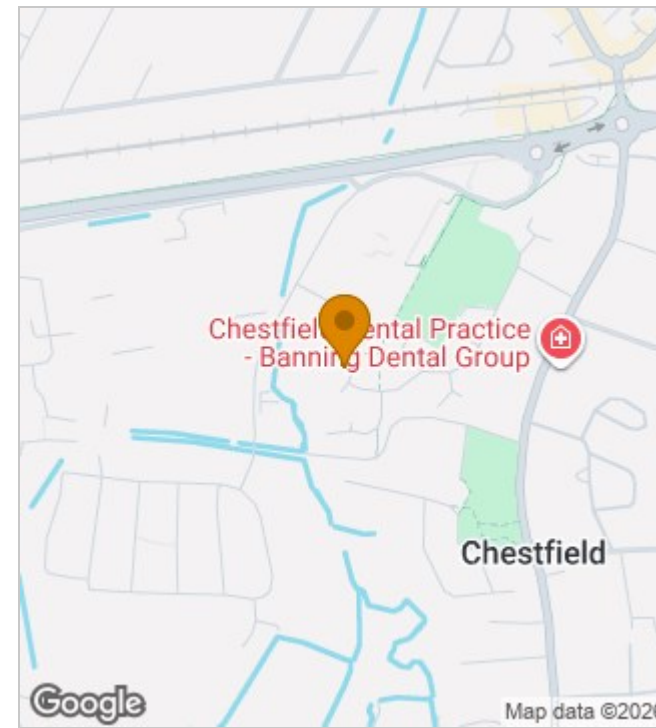
**Ground Floor**  
Floor area 59.0 m<sup>2</sup> (635 sq.ft.)



**First Floor**  
Floor area 63.1 m<sup>2</sup> (679 sq.ft.)

**TOTAL: 122.1 m<sup>2</sup> (1,314 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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