



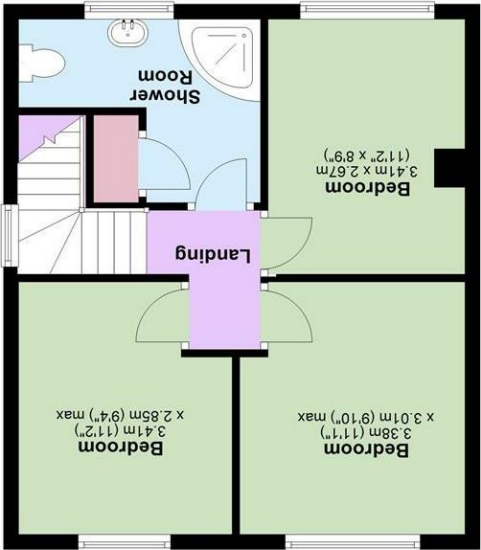
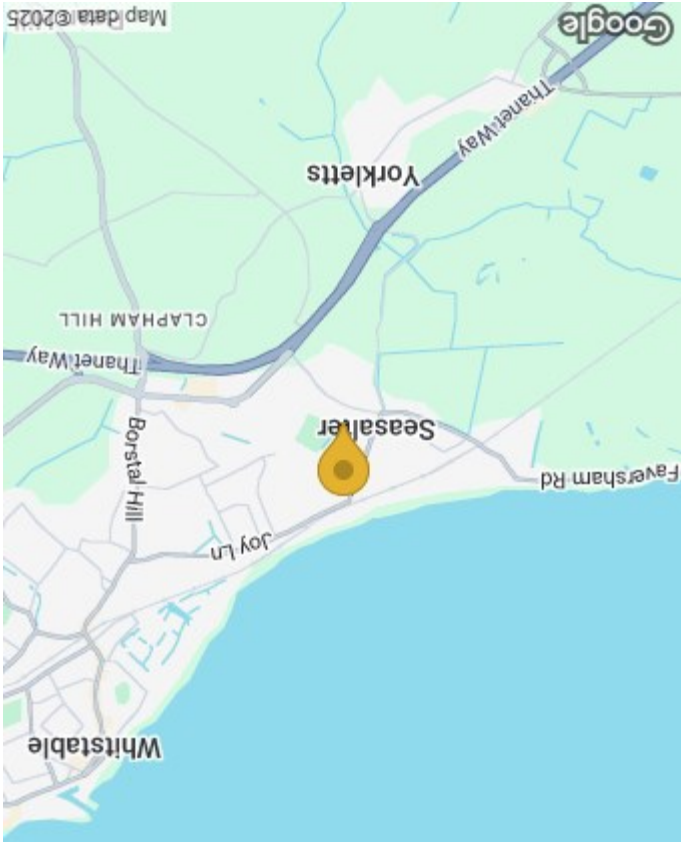
VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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

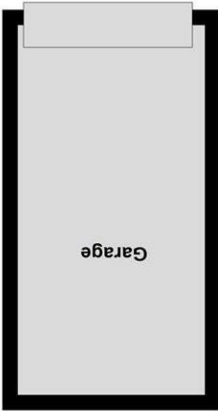
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower running costs	
Current	Potential

Total area: approx. 91.7 sq. metres (986.9 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.3 sq. feet)



Ground Floor
Approx. 50.3 sq. metres (541.6 sq. feet)



24 Freemans Close
Seasalter, Whitstable, CT5 4BB



Working for you and with you

24 Freemans Close
Seasalter, Whitstable, CT5 4BB

Situated at the end of a quiet cul-de-sac, this well-positioned home is offered with no onward chain and presents an exciting opportunity for buyers looking to modernise and make a property their own.

The comfortable accommodation comprises a spacious entrance hall, leading to a front-facing sitting room and separate dining room with potential to open up into the adjoining kitchen, this space could be transformed into a stylish open-plan kitchen/dining area overlooking the rear garden—perfect for modern family living.

A convenient ground floor cloakroom adds to the practicality of the layout.

Upstairs, the property offers three well-proportioned bedrooms—two doubles and a comfortable single—along with a shower room.

There is a good size wrap-around garden, private driveway providing off-street parking, with further potential to increase parking if required, and a single garage.

Ideally located just moments from the seafront and scenic coastal walks (0.7 miles), a convenience store in Faversham Road (0.2 miles) and bus services to nearby towns, this home offers effortless access to local leisure, natural beauty and everyday amenities.

£310,000



Enclosed Porch

Steps up to the Upvc double glazed porch (requires attention or replacing). Timber framed windows and door to the entrance hall.

Entrance Hall

Understairs storage space with gas meter. Built in cupboard housing electric meter and consumer unit. Radiator. Power points. Telephone point. Stairs to the first floor.

WC

Upvc double glazed obscure window to the side. Suite comprising close coupled WC and wash hand basin with cupboard below. Partially tiled walls.

Sitting Room

16'3 x 11'3 (4.95m x 3.43m)
Upvc double glazed window to the front. Radiator. TV aerial

Kitchen

11'2 x 9'4 (3.40m x 2.84m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the garden. Range of matching wall, base and drawer units. Worktop with inset 1½ bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Integrated fridge/freezer. Cannon gas oven, grill and hob. Wall mounted Ideal combination boiler. Partially tiled walls. Opening to the dining room.

Dining Room

11'1 x 9'10 (3.38m x 3.00m)
Upvc double glazed patio doors to the rear garden. Radiator.

Landing

Window over the staircase. Loft access. Power point.

Bedroom 1

11'1 x 9'10 (3.38m x 3.00m)
Upvc double glazed window overlooking the rear garden. Radiator.

Bedroom 2

11'1 x 8'9 (3.38m x 2.67m)
Upvc double glazed window to the front with distant sea views. Radiator.

Bedroom 3

11'1 x 9'4 (3.38m x 2.84m)
Upvc double glazed window overlooking the rear garden. Radiator. Telephone point.

Shower Room

Upvc double glazed obscure window to the front. Suite comprising fully tiled corner shower enclosure, pedestal wash hand basin and close coupled WC. Built in cupboard with slatted shelves. Partially tiled walls.

Single Garage

Single garage with up and over door to the front.

Garden

Wrap around rear garden. Predominantly laid to lawn with established planting and gated access to the front.

Front Garden

Lawn area, established planting and concrete driveway providing off road parking. Pedestrian gated access to the rear garden.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,047.33 2025/26
May we respectfully suggest that 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

This property does not include any accessibility adaptations.

Important Information

Please be aware the seller is not familiar with this property and is therefore not able to verify any material information related to this property.

Location & Amenities

A range of local amenities are close by including Joy Lane store and Post Office approximately 0.5 miles.

Estuary View Medical Centre with its urgent treatment centre and minor injury unit together with Prospect Retail Park which includes a Marks & Spencer's Food Hall, Aldi & Home Bargains (amongst others) are approximately two miles.

Excellent educational options are available in and around Whitstable, Tankerton and Canterbury. The nearest is well-regarded Joy Lane Primary School (1.1 miles).

The popular pub and restaurant 'The Rose in Bloom' (0.8 miles) with views over the sea can be reached on foot.

Vibrant Whitstable, approximately 1.7 miles, offers an array of independent restaurants, interesting boutiques and artisan shops.

Major road links are easily accessible via the A299.

