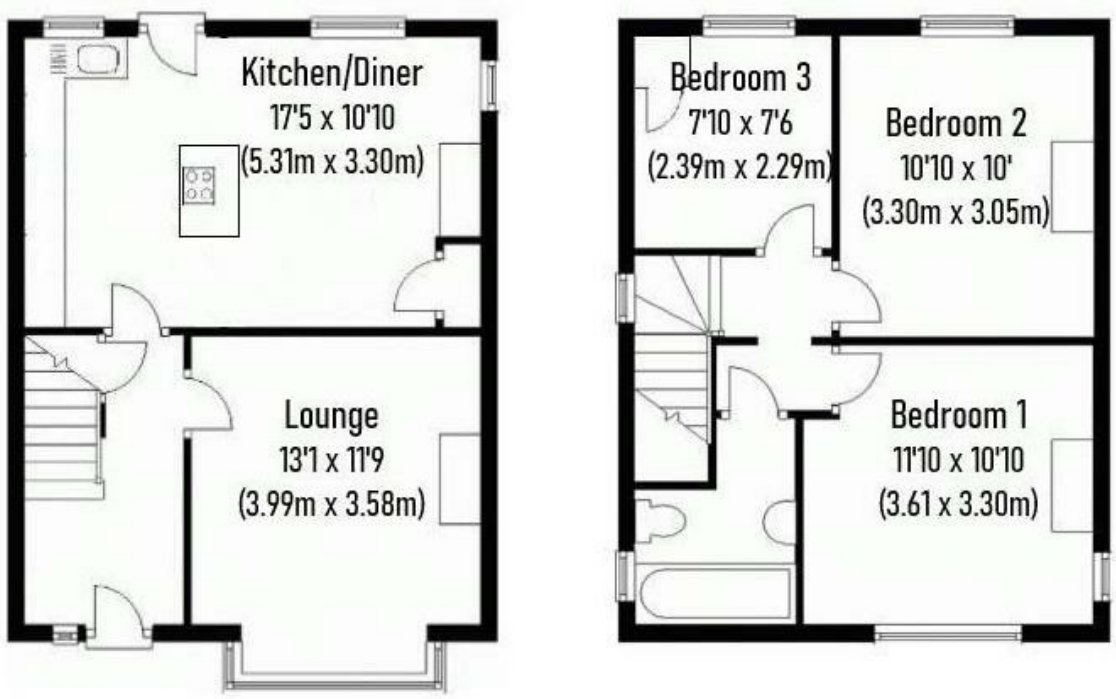
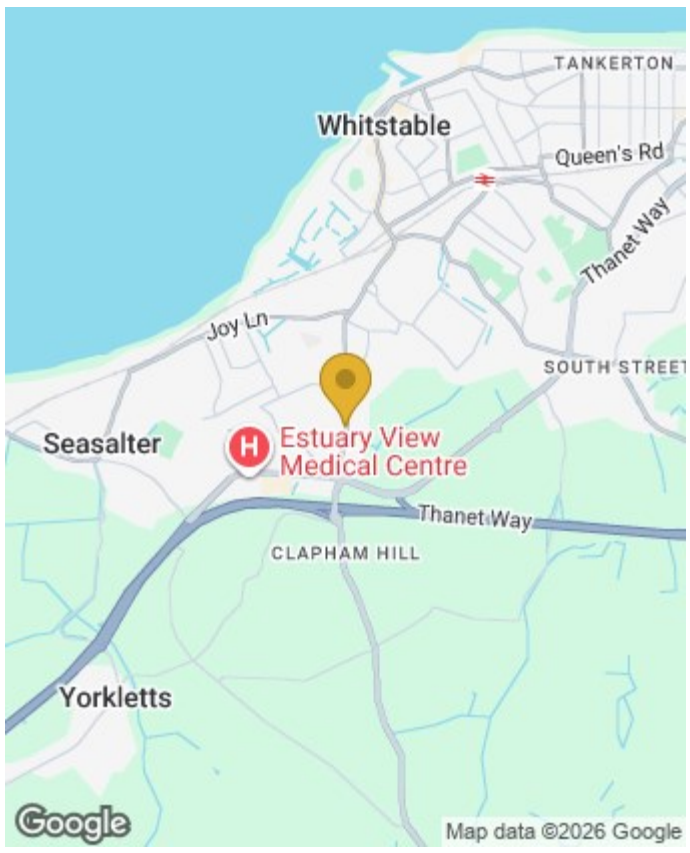
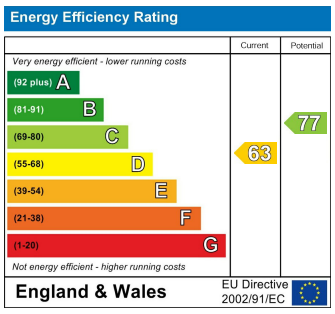
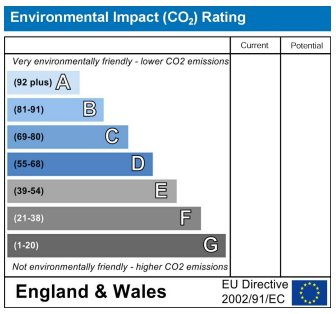
Floorplans are intended to give a general indication of the property layout, dimensions should not be used for carpet of flooring sizes, appliances or items of furniture









86 Borstal Hill
Whitstable, CT5 4NU

Situated in desirable Whitstable, this detached home offers a wonderful opportunity to enjoy a relaxed coastal lifestyle with the convenience of town living close at hand.

Offered to the market chain free and benefiting from off-road parking, the property combines well-proportioned accommodation with a spacious open-plan kitchen/diner, lounge with log-burning stove and three bedrooms, two double bedrooms and a smaller third room ideal as a nursery or home office.

Outside, the private rear garden provides a blank canvas for creating your own ideal outdoor space.

With Whitstable town, local shops and the beach all within easy reach, bus services on the doorstep and the open green space of Duncan Downs nearby, this is a home that offers both practicality and plenty of lifestyle appeal.

£339,950

Entrance Hall
10'11 x 5'11 max (3.33m x 1.80m max)

Kitchen/Diner
17'5 x 10'10 (5.31m x 3.30m)

Lounge
13'1 into bay x 11'9 max (3.99m into bay x 3.58m max)

Bedroom 1
11'10 max x 10'10 (3.61m max x 3.30m)

Bedroom 2
10'10 x 10 max (3.30m x 3.05m max)

Bedroom 3/Nursery/Home Office
7'10 x 7'6 max (2.39m x 2.29m max)

Bathroom
7'6 max x 6'max (2.29m max x 1.83mmax)

Rear Garden

Front Garden
A front garden sets the property back from the road, with a private driveway providing convenient off-road parking.

Tenure
This property if Freehold.

Council Tax Band
Band D : £2,397.99 2026/27
(may 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
Situated along the north Kent coastline, Whitstable is a picturesque seaside town renowned for its fresh oysters, distinctive beach huts and relaxed coastal way of life.

With far-reaching views across the Thames Estuary, a bustling working harbour and a wonderful selection of independent shops, galleries and acclaimed seafood restaurants, Whitstable combines timeless seaside charm with modern-day convenience.

Situated just a short drive from Canterbury (7 miles) and offering excellent rail connections to London, the town is perfectly placed for both peaceful weekend retreats and those looking to embrace coastal living on a permanent basis.

Whitstable Railway Station (1.3 miles).

Prospect Retail Park including an M&S Foodhall, Aldi, Home Bargains, Pets at Home and Halfords (0.5 miles).

Estuary View Medical Centre (0.6 miles).

Tesco Extra (1.4 miles).

The property is ideally positioned for access to the A299, with onward connections to the A2 and M2, making it well placed for travel further afield.

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 (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. 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.