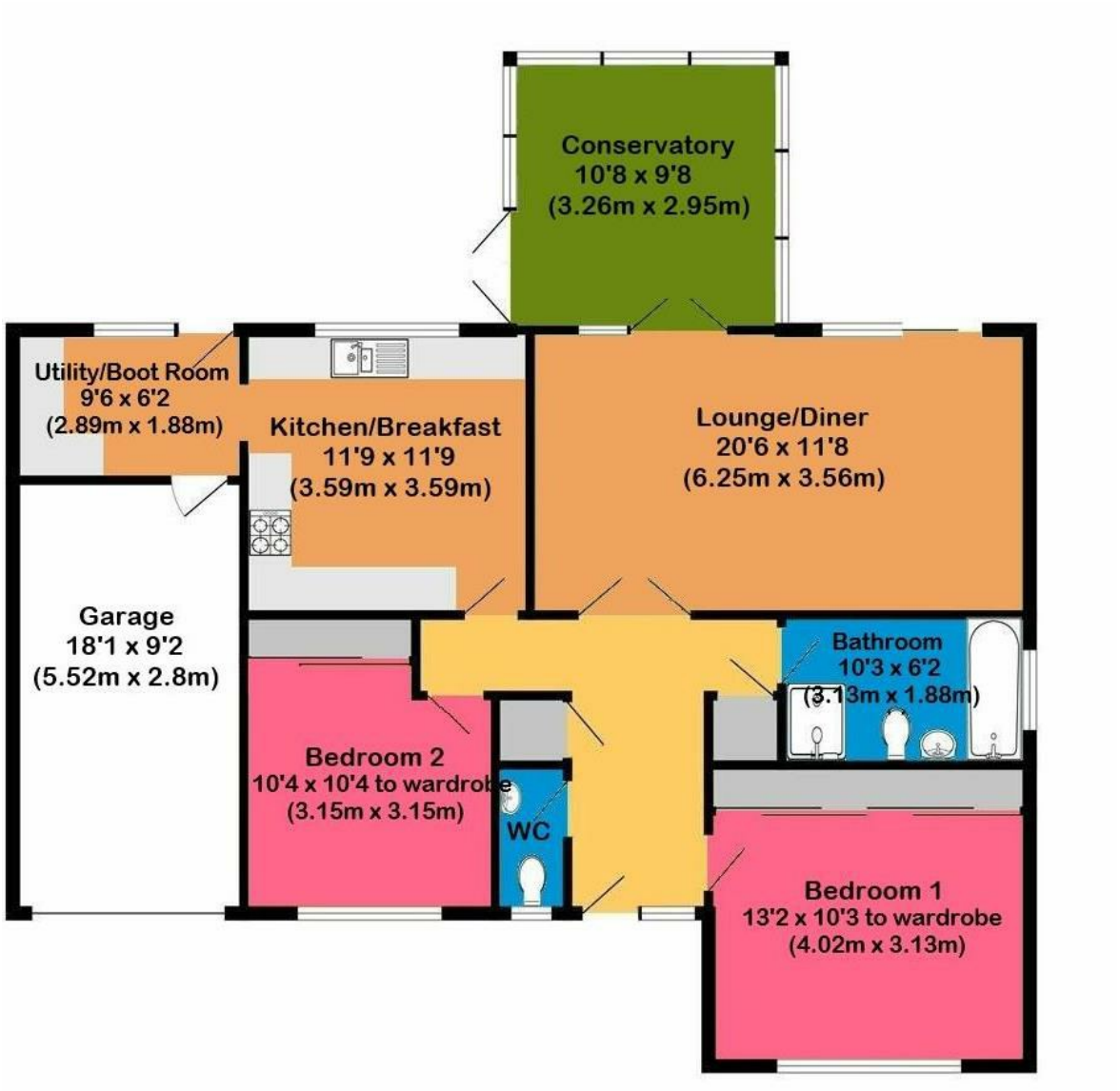
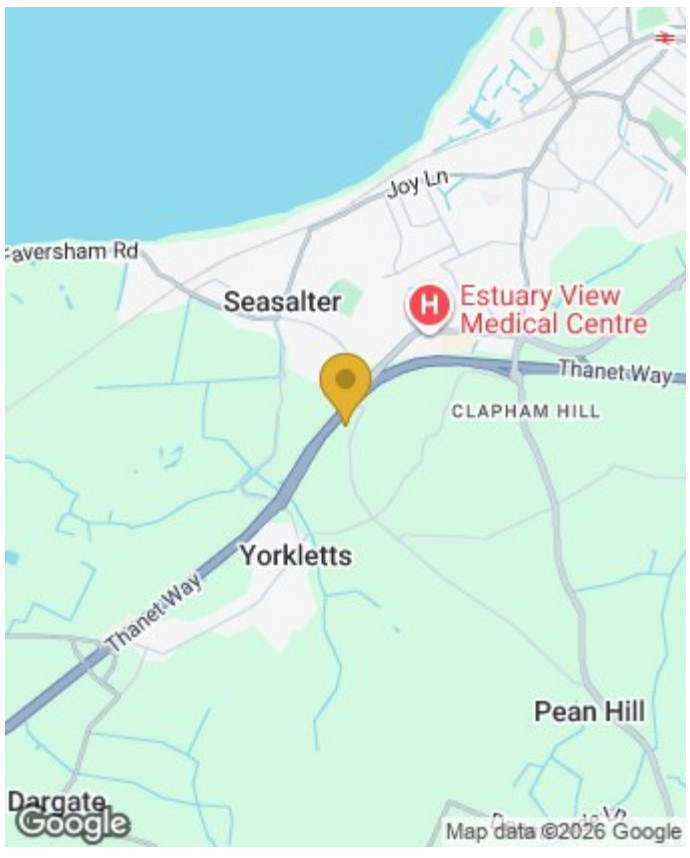
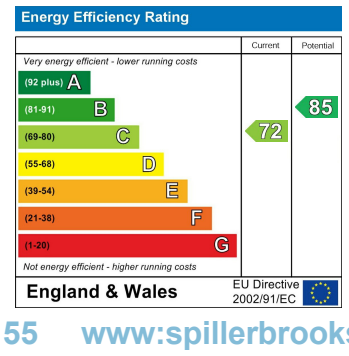
Working for you and with you

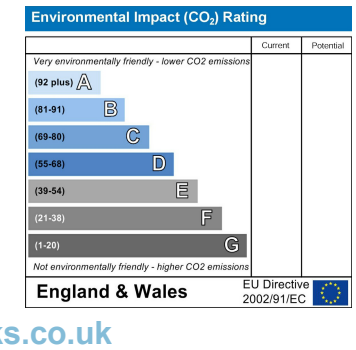
6 Harriets Corner Pilgrims Lane
Whitstable, CT5 3BL











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

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

6 Harriets Corner Pilgrims Lane
Whitstable, CT5 3BL

This inviting bungalow, built in 1999, offers spacious and well-balanced accommodation and is situated within a select cul-de-sac of only six homes.

Set amid vibrant green surroundings, it offers a wonderful sense of countryside yet is approximately 2.5 miles from the charm of Whitstable, its beaches, scenic coastal walks and a superb selection of shops and amenities.

The accommodation is complemented by a utility/boot room, providing highly practical and well-organised household storage, along with an integral garage offering scope for conversion to additional living accommodation, subject to the necessary consents.

A generous rear garden provides complete privacy and offers the perfect setting for tailored landscaping, whether for outdoor dining, relaxation or the creation of a personal garden retreat.

In addition to the integral garage, a carport is positioned on the opposite side of the bungalow, complemented by generous off-road parking for up to four vehicles—ideal for family living and visiting guests.

£400,000









Entrance Hall
Upvc double glazed entrance door with double glazed side panel. Radiator. Large built-in storage cupboard with shelving and second large built-in cupboard with shelving and utility storage. Thermostat control for central heating. Telephone point. Double power point. Loft access. Tiled floor.

Cloakroom
Upvc double glazed frosted window to the front. Suite in white comprising wash hand basin and close coupled WC. Local splash back tiling. Radiator. Tiled floor.

Lounge/Diner
20'6 x 11'8 (6.25m x 3.56m)
Upvc patio doors to the rear garden and glazed triple doors to the conservatory. Fireplace housing electric fire. Two radiators. Television point. Wood flooring.

Upvc Conservatory
10'8 x 9'8 (3.25m x 2.95m)
Cavity brickwork to the lower elevation with Upvc double glazed windows above and Upvc French doors to the rear garden. Radiator. Power points. Polycarbonate roof. Tiled floor.

Kitchen/Breakfast Room
11'9 x 11'9 (3.58m x 3.58m)
Upvc window overlooking the rear garden. Matching range of wall, base and drawer units. Tiled work surfaces with inset ceramic 1½ bowl sink unit. Tiled splashback. Gas hob with extractor hood above. Built-in fan assisted electric double oven and grill. Radiator. Tiled floor. Opening to utility/boot room.

Utility/Boot Room
9'6 x 6'2 (2.90m x 1.88m)
Upvc double glazed window and Upvc door to the rear garden. Range of matching wall and base units. Tiled work surfaces and splashback tiling. Radiator. Plumbing for washing machine and dishwasher. Wall mounted Vaillant gas combination boiler supplying hot water and central heating. Tiled floor. Personal door to the garage.

Bedroom 1
13'2 x 10'3 + wardrobe (4.01m x 3.12m + wardrobe)
Upvc double glazed window to the front. Wall of full height fitted wardrobes with sliding doors. Radiator.

Bedroom 2
10'4 max x 10'4 + wardrobe (3.15m max x 3.15m + wardrobe)
Window to front. Wall of full height fitted wardrobes with sliding doors. Radiator.

Bathroom
10'3 x 6'2 (3.12m x 1.88m)
Upvc double glazed frosted window to side. Suite in white comprising panelled bath with mixer tap and hand held shower attachment, separate fully tiled shower cubicle with mains operated shower, pedestal wash hand basin and close coupled WC. Radiator. Partially tiled walls. Extractor fan. Combined light and shaver point. Tiled floor.

Integral Garage
18'1 x 9'2 (5.51m x 2.79m)
Power and light. Loft hatch, pull down fitted ladder leading to a partly boarded loft with light. Up and over garage door to the front.

Rear Garden
Predominantly laid to lawn with planted borders to the perimeter. Established trees and shrubs. Paved patio. External tap. Gated pedestrian access to the front.

Front Garden
Predominantly laid to lawn with established trees. Tarmac driveway. Carport.

Domestic Water Treatment Plant
We understand from the vendor that a domestic water treatment plant is installed at the property to deal with waste water. As good practice it is annually serviced at a cost of approximately £190.00.

Additional Information
The property is approached via a private road and we understand from the vendor maintenance costs are split between the 6 properties.

Tenure
This property is Freehold

Council Tax Band
Band D: £2,397.99 2026/27
(we suggest that interested parties make their own investigations).

Adaptions
There are no adaptions to this property.

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.

Location & Lifestyle Amenities
Harriet's Corner is a semi-rural setting approximately 2.7 miles from the charming harbour town of Whitstable, the location offers convenient access to the town's distinctive character, vibrant atmosphere and picturesque seafront.

Whitstable provides an excellent range of independent retailers, from artisan shops to everyday conveniences, together with a strong choice of dining options, ranging from top-end restaurants to relaxed cafés and quick-service takeaways.

Seasalter Beach is approximately 2 miles away, offering attractive coastal walks leading directly into Whitstable.

The historic Cathedral City of Canterbury lies around 7.5 miles away and offers a broader shopping experience, along with a wide range of educational facilities, including the University of Kent.

Whitstable mainline railway station is located approximately 3 miles away, while the nearby A299 provides convenient road links to the A2 and M2, making the area well connected for commuters and travellers.

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.





