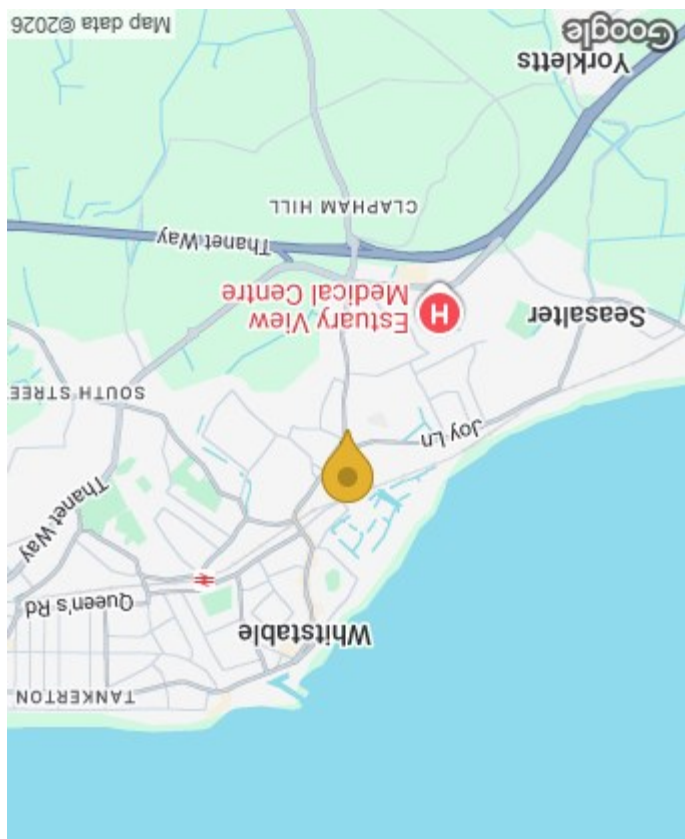




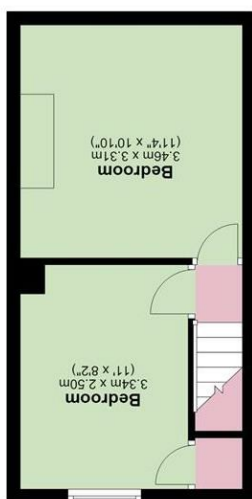
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO ₂ emissions	(A) (92 plus)
	(B) (81-91)
	(C) (69-80)
	(D) (55-64)
	(E) (39-54)
	(F) (21-38)
	(G) (1-20)
Not environmentally friendly - higher CO ₂ emissions	

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A) (81-91)
	(B) (69-80)
	(C) (55-64)
	(D) (39-54)
	(E) (21-38)
	(F) (1-20)
Not environmentally friendly - higher running costs	



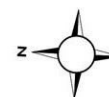
Total area: approx. 51.6 sq. metres (555.8 sq. feet)



First Floor
Approx. 22.8 sq. metres (245.8 sq. feet)



Ground Floor
Approx. 28.8 sq. metres (310 sq. feet)



28 Borstal Hill
Whitstable, CT5 4LX



Working for you and with you

28 Borstal Hill Whitstable, CT5 4LX

Attractive Period Cottage in Vibrant Whitstable – Chain Free

Perfectly positioned within walking distance of Whitstable's bustling town centre, charming harbour and picturesque seafront, this delightful period cottage presents an exceptional opportunity as a permanent residence, coastal retreat or investment purchase. Offered to the market with no onward chain, the property is ready to be enjoyed from day one.

The open-plan living, dining and kitchen space ensures the ground floor is light and airy and exposed timber floorboards together with an attractive open fireplace in the sitting room, add warmth and character. A practical utility lobby provides valuable additional space and everyday convenience. Upstairs, the property offers two good size double bedrooms.

A west-facing rear garden benefits from afternoon and evening sunshine and offers a wonderful blank canvas for keen gardeners or those looking to create an outdoor entertaining space. The generous plot also provides exciting potential to extend the existing accommodation, subject to the necessary planning permissions and building regulations.

Combining charm and convenience, this is a wonderful opportunity to acquire a character home in a highly sought after coastal location.

£299,950



Sitting Room

11'5 x 10'10 (3.48m x 3.30m)

Kitchen/Diner

11' x 10'10 (3.35m x 3.30m)

Utility Lobby

5'1 x 4'8 (1.55m x 1.42m)

Bathroom

7'5 x 4'10 (2.26m x 1.47m)

Bedroom

11'4 x 10'10 (3.45m x 3.30m)

Bedroom

11' x 8'2 (3.35m x 2.49m)

Rear Garden

69' (21.03m)

Westerly facing rear garden.

Front Garden

Shingle, concrete path and low level fencing.

Tenure

This property is Freehold

Council Tax Band

Band B: £1865.10 2026/27

We suggest that interested parties make their own investigations

Floorplans & Measurements

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.

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

Conveniently situated approximately 0.5 miles from the heart of vibrant Whitstable, the property is ideally placed for access to a mix of independent boutiques, artisan shops, cafés and acclaimed restaurants, together with the picturesque seafront, working harbour and excellent range of leisure and watersports facilities.

The historic Cathedral City of Canterbury lies approximately 8 miles away and offers an extensive selection of shopping, dining and cultural attractions, including the renowned Marlowe Theatre, alongside a wide choice of leisure amenities.

Whitstable's mainline railway station, approximately 0.9 miles, provides regular services to London, while the nearby A299 offers convenient access to the A2/M2, connecting to the Channel ports and the wider motorway network.

