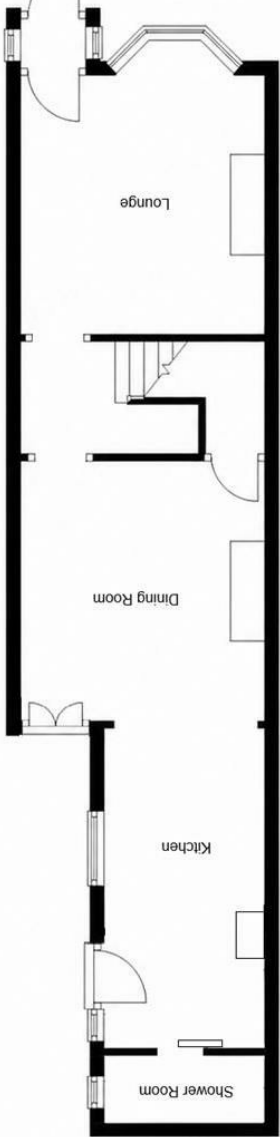
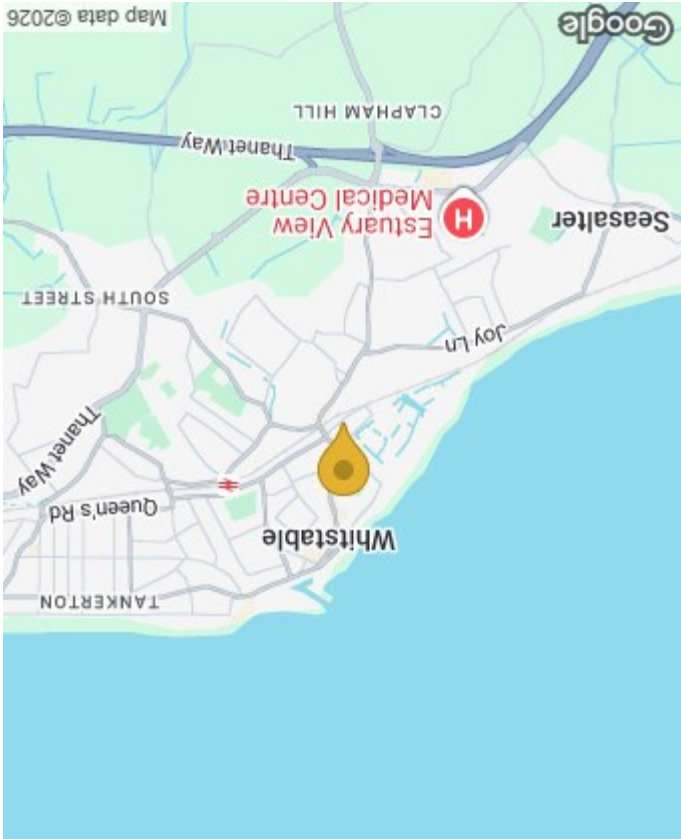




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(1-10)	A	
(11-20)	B	
(21-30)	C	
(31-40)	D	
(41-50)	E	
(51-60)	F	
(61-70)	G	
(71-80)		
(81-90)		
(91-100)		



16 Clifton Road
Whitstable, CT5 1DQ

SPILLER
BROOKS

Working for you and with you

16 Clifton Road
Whitstable, CT5 1DQ

CHAIN FREE SALE

An elegant and spacious Victorian terraced property full of character and period charm, ideally situated in the heart of Whitstable, a flourishing and fashionable coastal town.

Tastefully updated and enhanced, this home is beautifully presented with a refined sense of style throughout. The well-proportioned rooms provide a harmonious blend of modern comfort and practical living while preserving the distinctive character that gives the property its unique appeal.

Every detail has been thoughtfully considered, with the addition of a ground floor shower room and a superb walk-in pantry, providing both a touch of luxury and exceptional storage.

The gardens have been beautifully landscaped and meticulously maintained to enhance kerb appeal and create a tranquil outdoor retreat, enriched by mature, colourful planting and a water feature that introduces gentle movement and visual interest.

The captivating beachfront and a delightful selection of local retailers, reflecting the town's creative and coastal spirit, are just a few minutes' walk away.

Immerse yourself in coastal living with this beautifully inviting home offering the perfect blend of charm, comfort and seaside appeal.

£495,000



Entrance Porch

Lounge
12'4 x 11'6 (3.76m x 3.51m)

Inner Hallway

Dining Room
12'5 x 12' (3.78m x 3.66m)

Kitchen
15'3 x 7'1 (4.65m x 2.16m)

Shower Room
6'3 x 6 (1.91m x 1.83m)

Bedroom 1
12'4 x 11' (3.76m x 3.35m)

Bedroom 2
12'4 x 11'7 (3.76m x 3.53m)

Bedroom 3/Home Office
8'3 x 7'7 (2.51m x 2.31m)

Bathroom
9'1 x 7'6 (2.77m x 2.29m)

Rear Garden
41' x 13' (12.50m x 3.96m)

Summer House
7'9 x 5'9 (2.36m x 1.75m)

Front Garden

Tenure
This property is Freehold

Council Tax Band
Band B - £1865.10 2026/27
(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, 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

Within minutes of the delightful seafront and vibrant high street with its array of trendy independent retailers including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

There is a thriving creative scene, with galleries, studios, and regular local events adding to the town's character, alongside excellent opportunities for water sports including sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also popular along the shoreline, offering a more relaxed way to enjoy and explore the coast.

The nearby railway station provides fast and frequent services to London St Pancras and London Victoria, while the A299 is within easy reach, offering convenient links to the wider road network.

A highly sought-after coastal town, Whitstable is celebrated for its distinctive character, working harbour, and vibrant high street, offering an appealing coastal lifestyle that makes it a truly desirable place to live

