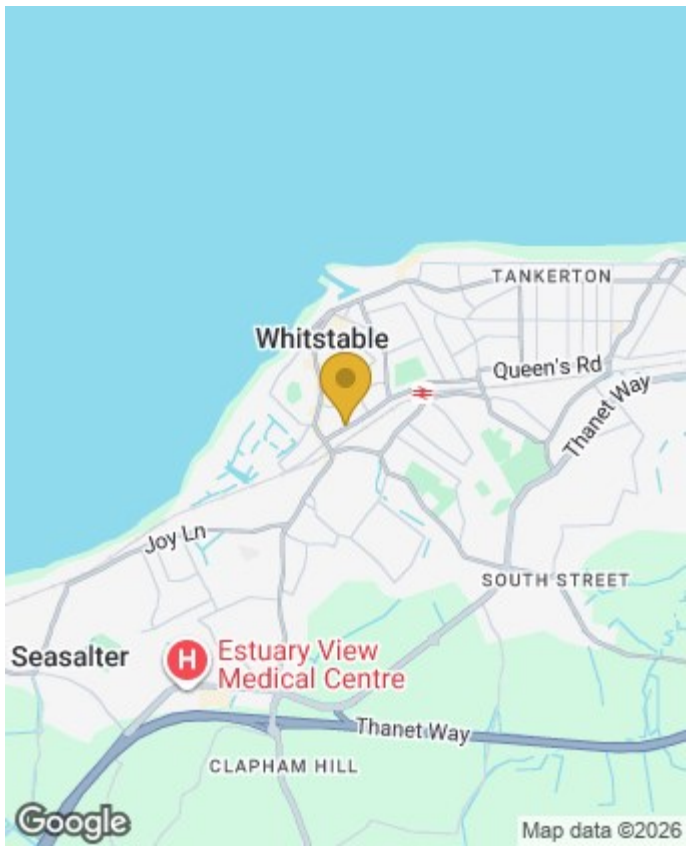
SPILLER BROOKS

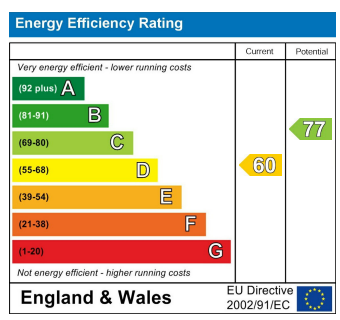
45 Cromwell Road
Whitstable, CT5 1NW

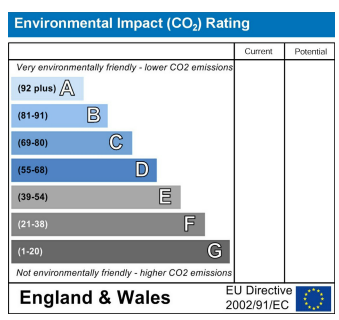




Floorplans are intended to give a general indication of the property layout, dimensions should not be used for carpet or flooring sizes appliances or items of furniture







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

45 Cromwell Road
Whitstable, CT5 1NW

Perfectly placed for enjoying the best of coastal living, this charming Edwardian home is just a short distance from the seafront, working harbour and vibrant high street, making everyday amenities and leisure facilities wonderfully accessible.

Well presented throughout, this attractive property combines period charm with contemporary style and offers comfortable, well-proportioned accommodation, with potential to extend subject to the necessary planning consents (planning permission was previously granted for a side return and loft conversion).

This home offers a cosy and welcoming lounge complete with log-burning stove, a stylish family bathroom, the added convenience of an additional separate WC, and an exceptionally spacious principal bedroom, with each of these features adding to the overall appeal of the property.

A private rear garden benefits from convenient gated pedestrian access.

Cromwell Road offers an appealing balance of coastal charm, central convenience and character, making it an ideal setting for a relaxed seaside lifestyle.

£525,000









Lounge
12'6 x 12'3 (3.81m x 3.73m)

Family Room
11'4 x 10'8 (3.45m x 3.25m)

Dining Room
10'6 x 9'11 (3.20m x 3.02m)

Kitchen
10' x 9'10 (3.05m x 3.00m)

Principal Bedroom
16'1 x 12'8 (4.90m x 3.86m)

Bedroom
11'3 x 10'10 (3.43m x 3.30m)

Bedroom
10' x 9'11 (3.05m x 3.02m)

Bathroom
7'2 x 6'10 (2.18m x 2.08m)

Rear Garden
43'7 x 16'0 (13.28m x 4.88m)

Front Garden

Tenure
This property is Freehold.

Council Tax Band
Band C : £2,131.55 2026/27
(may we suggest that interested parties make their own investigations)

Floorplans, Dimensions & Floor Area
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.

Approximate floor area - 111.7sqm/1201sqft

Adaptations
There are no adaptations to this property.

Previous Planning Permission
Planning permission has now lapsed but was granted in February 2022 - CA/21/01314 - for a single storey side return and loft conversion.

Useful Information
There are residents' car parks situated in Cromwell Road - parking permits are subject to availability and a council application.

Location & Lifestyle Amenities
Whitstable is a flourishing coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour, together with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes.

There is also 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.

Whitstable has a well-regarded range of schools providing education for children of different ages, with the closest being St Alphege CE Infant School, Whitstable Junior School and The Endowed, all within easy walking distance.

Whitstable mainline railway station (0.4 miles) provides fast and frequent links to both London St Pancras & London Victoria.

A frequent bus service to nearby towns, Canterbury and Herne Bay, is available in Oxford Street/High Street (0.2 miles).

There are a good selection of local medical facilities including Estuary View Medical Centre with its minor injuries and minor ops units.

Prospect Retail Park which includes a Marks and Spencer Foodhall, is approximately 1.5 miles.

Major road links are readily accessible via the A299, which connects to the M2/A2.





