



**Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Canterbury Road,  
Whitstable, Kent, CT5**

*Wards*  
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## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'1 x 13'5 (4.60m x 4.09m)

Dining Room: 13'4 x 9'7 (4.07m x 2.92m)

Kitchen: 9'9 x 7'8 (2.97m x 2.34m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 16'7 x 13'5 (5.06m x 4.09m)

Bedroom 2: 13'2 x 10'0 (4.02m x 3.05m)

### SECOND FLOOR

Bedroom 3: 14'10 x 14'0 (4.52m x 4.27m)

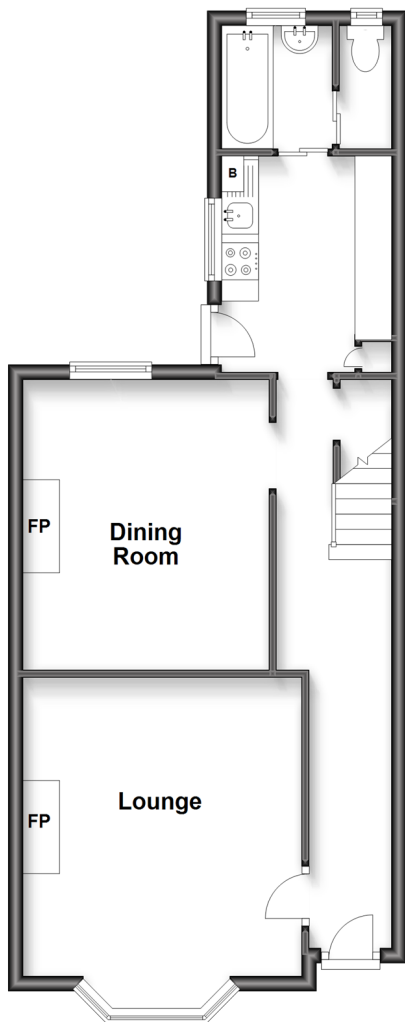
### OUTSIDE

Front Garden

Rear Garden

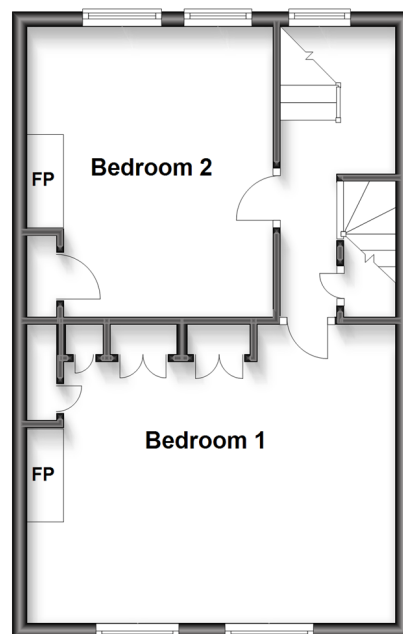
### Ground Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



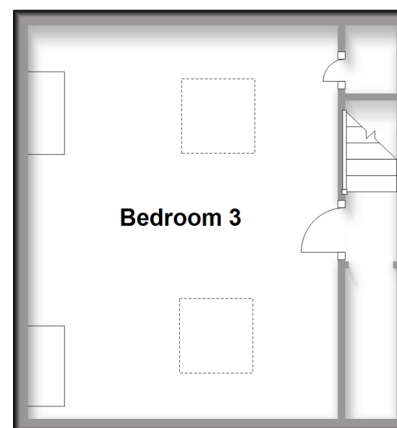
### First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



### Second Floor

Approx. 26.6 sq. metres (286.2 sq. feet)







## Main features

- Recently undergone extensive updates
- New electric 'Sunflow' radiators installed in all bedrooms, hallway and front rooms
- Well-positioned, a few moments' walk from the main stretch of Whitstable High Street
- A spacious rear garden with plenty of potential, along with the rest of the home
- Planning permission granted for a two-storey extension to the rear: CA/22/00665



### Nearest Schools

Primary Schools: Whitstable Junior School 0.2 miles, Whitstable and Seasalter Endowed C of E Junior School 0.3 miles, Joy Lane Primary 0.3 miles

Secondary Schools: The Whitstable School 0.6 miles



### Transport Information

Train Stations: Whitstable 0.5 miles, Chestfield & Swalecliffe 1.9 miles, Herne Bay 4.1 miles



### Address

Canterbury Road, Whitstable, Kent, CT5



### Directions

For directions to this property please contact us.





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Call Whitstable Branch 01227 772272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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