

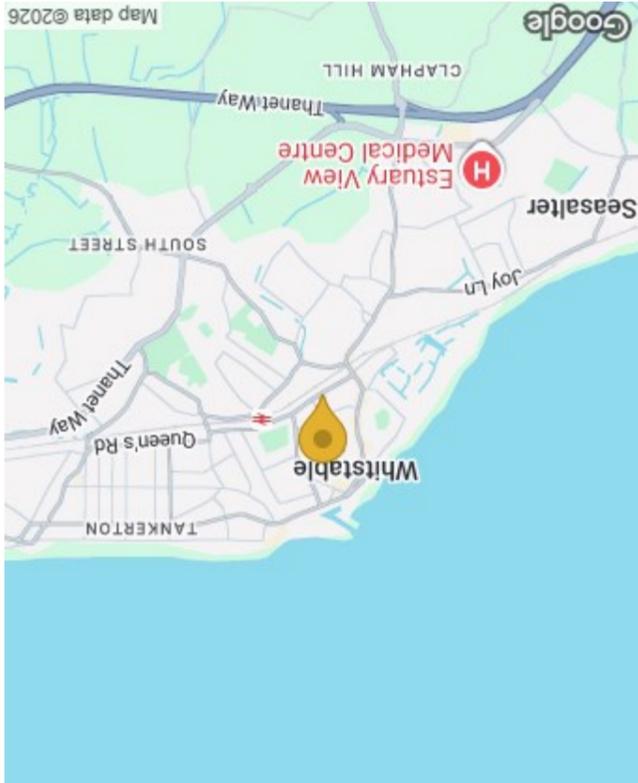


VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

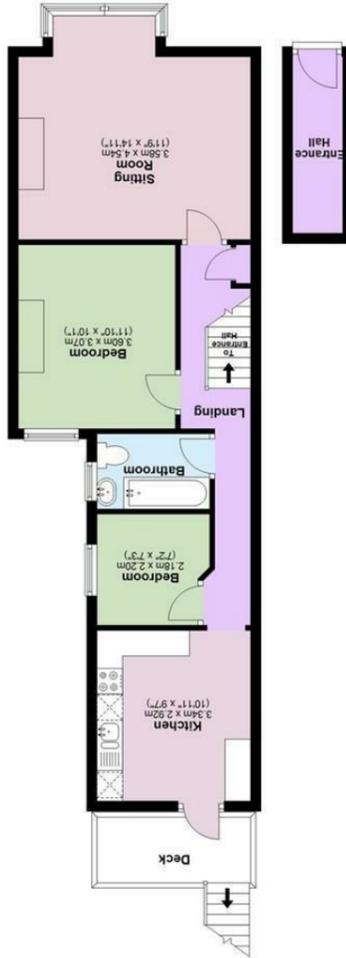
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
A	Very energy efficient - lower CO ₂ emissions
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

England & Wales	
EU Directive	2002/91/EC
A	Very energy efficient - lower running costs
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Total area: approx. 50.8 sq. metres (546.4 sq. feet)

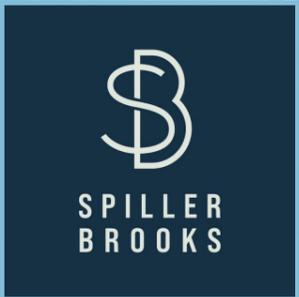


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60a/60b/58 Cromwell Road
Whitstable, CT5 1NN

Working for you and with you



60a/60b/58 Cromwell Road Whitstable, CT5 1NN

A rare coastal investment with immediate income and scope for potential development (STPP).

An exceptional and unique opportunity to acquire a substantial semi-detached residence, with additional land to the side, in the heart of highly sought-after Whitstable.

Perfectly located in a prime coastal setting, Whitstable railway station is just a short walk away (0.3 miles), offering convenient commuting with direct services to London.

The picturesque seafront together with an appealing mix of independent boutiques, artisan shops, galleries, lifestyle stores and well-regarded eateries, are also within easy walking distance.

Currently arranged as two well-proportioned, self-contained two-bedroom flats, the property is tenanted and provides an immediate investment income. Each flat benefits from its own private garden, offering valuable outdoor space for residents.

This versatile property and land present significant potential for a variety of purchasers as a continued investment or an opportunity for potential future development, subject to all the necessary consents.

Viewing strictly by appointment.

£650,000



LAND

127' approx x 18' approx (38.71m approx x 5.49m approx)
Please note the land measurements are approximate and a guide only.

There is a storage shed sited to the rear of the land - approximate measurement 20ft x 15ft (6m x 4.5m).

Hardstanding in front of the access gates for 2 vehicles.

ACCOMMODATION

Ground Floor (60b)

Sitting Room

14'6 into bay x 11'6 (4.42m into bay x 3.51m)

Kitchen/Diner

15'1 x 11'11 (4.60m x 3.63m)

Bedroom 1

11' x 6'10 (3.35m x 2.08m)

Bedroom 2

7'7 x 6'4 (2.31m x 1.93m)

Bathroom

First Floor (60a)

Sitting Room

14'11 x 11'9 (4.55m x 3.58m)

Kitchen

10'11 x 9'7 (3.33m x 2.92m)

Bedroom 1

11'10 x 10'1 (3.61m x 3.07m)

Bedroom 2

7'3 x 7'2 (2.21m x 2.18m)

Bathroom

Loft

We understand there is access to a fully boarded loft for storage.

Tenure - Leasehold

60b Cromwell Road (ground floor)
Lease Length - 999 year lease from 24 June 1971
Ground Rent - peppercorn £15 per annum
Service Charge - as and when required basis

60a Cromwell Road (first floor) - Freeholder

The property is for sale as a whole, if the flats were sold separately at a later date, please note the owner of 60a is responsible for the Freehold.

Council Tax Band

60a Cromwell Road - Band A - £1,598.66 (2026/27)
60b Cromwell Road - Band A - £1,598.66 (2026/27)

EPC Rating

60a Cromwell Road - D Rating (63/73)
60b Cromwell Road - D Rating (66/75)

Rental Income

Please contact Spiller Brooks Estate Agents.

Adaptations

There are no adaptations to this this property.

Transport Facilities

Rail services are centred around Whitstable railway station (0.3 miles 6-9 minutes on foot), which provides regular direct connections to London, including routes to London Victoria, typically around 1 hour 20 minutes and London St Pancras (high speed services).

In addition to rail, Whitstable is served by a reliable local bus network, with frequent services to nearby towns such as Canterbury and Herne Bay.

Road links are equally convenient, with easy access to the A299 (Thanet Way), connecting to the M2 motorway and providing direct routes towards London and the national motorway network. This makes Whitstable well-positioned for both regional travel and longer-distance commuting by car.

About Whitstable

Set along the north Kent coastline, Whitstable is a charming and characterful seaside town celebrated for its picturesque harbour, vibrant high street, and renowned coastal lifestyle. Just a short distance from Canterbury, it combines the tranquillity of coastal living with excellent connectivity to London and the wider South East.

Whitstable is famed for its rich maritime heritage and world-class seafood, particularly its native oysters, which have been harvested here since Roman times. Today, the bustling harbour remains at the heart of the town, offering fresh seafood, artisan markets, and a quintessentially British seaside atmosphere.

The town's appeal lies in its unique blend of traditional charm and contemporary culture. Colourful beach huts line the pebble shoreline, while Harbour Street and the high street are home to an eclectic mix of independent boutiques, galleries, cafés and restaurants, giving Whitstable a distinctly creative and cosmopolitan feel.

Residents enjoy a relaxed pace of life centred around the coast, with opportunities for sailing, sea swimming and coastal walks, as well as a strong sense of community reflected in popular annual events such as the Whitstable Oyster Festival.

Combining natural beauty, heritage, and a thriving food and arts scene, Whitstable offers an exceptional lifestyle—making it one of Kent's most desirable coastal destinations for both permanent living and weekend retreats.

