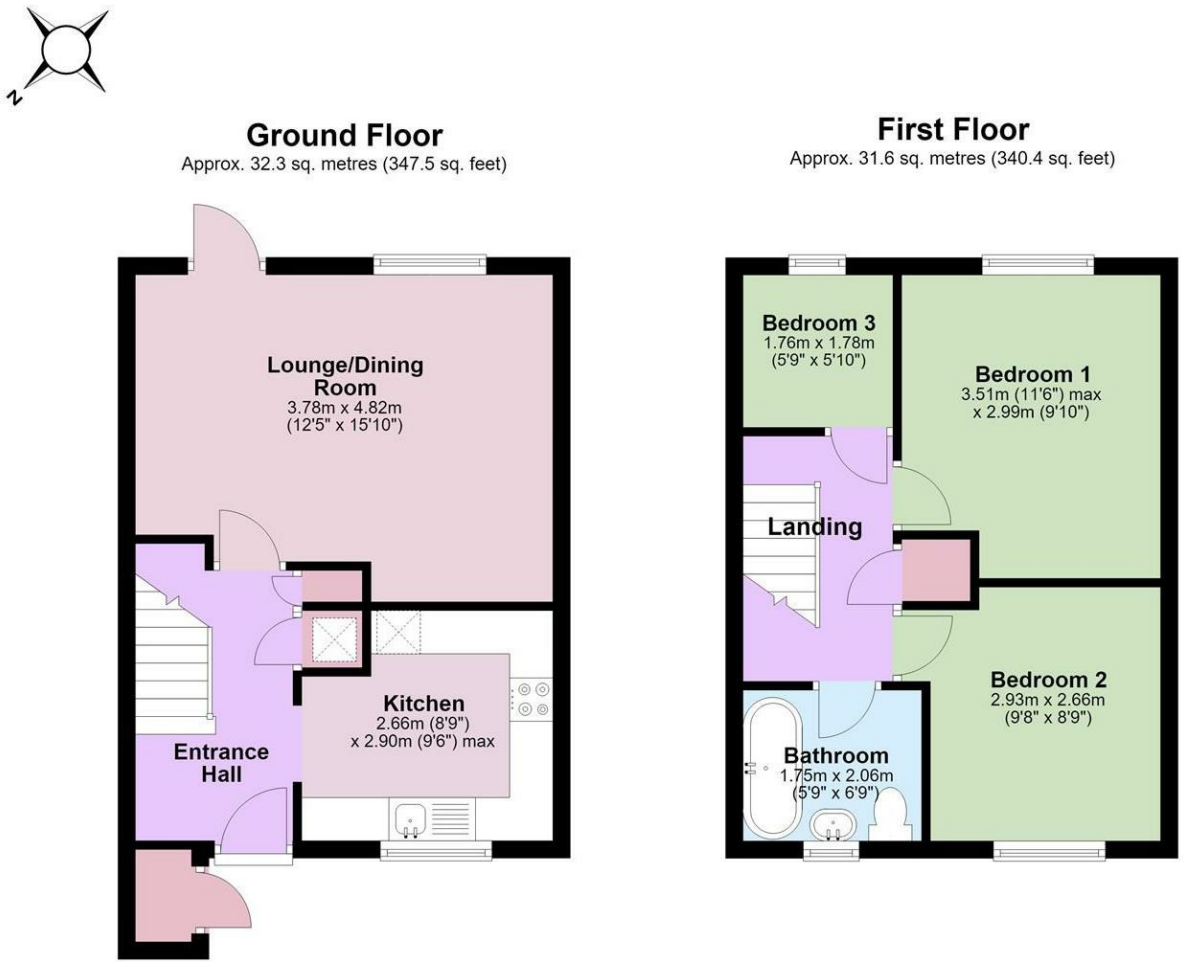
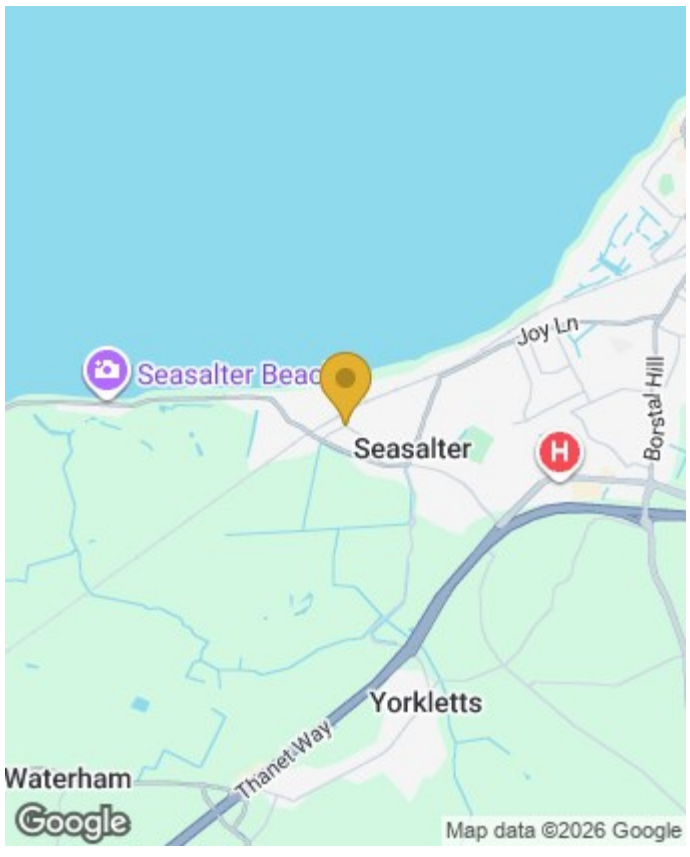
SPILLER BROOKS

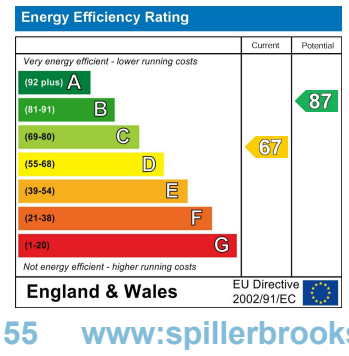
22 Lucerne Court
Seasalter, Whitstable, CT5 4SQ

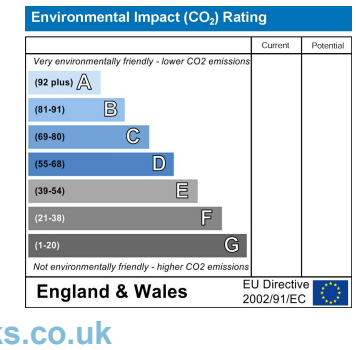




Total area: approx. 63.9 sq. metres (687.8 sq. feet)







rightmove OnTheMarket The Property Ombudsman naea propertymark PROTECTED BEST ESTATE AGENT GUIDE AWARDS 2022 WINNER SALES AWARDED FOR MARKETING | SERVICE | RESULTS BEST ESTATE AGENT GUIDE 2023 : EXCELLENT SALES OnTheMarket

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

22 Lucerne Court
Seasalter, Whitstable, CT5 4SQ

Immaculate throughout and ready to move straight into, this super end of terrace home is sure to appeal.

Situated within a short walk of Seasalter beach and local shops, it offers an ideal opportunity for anyone looking to take their first step onto the property ladder.

A smart entrance door and welcoming hallway lead into the home, which comprises a well-fitted modern kitchen, lounge/diner with a door leading out to the rear garden, two double bedrooms, a nursery/infant's bedroom or home office, and bathroom with a freestanding bath.

The neat rear garden provides a lovely outside space, complete with a decked seating area and pedestrian gate, making it easy to bring garden equipment or bicycles in and out. A shed at the front of the property provides useful additional storage.

The property is approached on foot and is set around a communal green, with on-road parking available beyond.

All in all, this is a great opportunity to purchase a well-presented freehold home and take that first step onto the property ladder.

£259,950









Entrance Hall

Lounge/Diner
15'10 x 12'5 (4.83m x 3.78m)

Kitchen
9'6 x 8'9 (2.90m x 2.67m)

Landing

Principal Bedroom
11'6 x 9'10 (3.51m x 3.00m)

Bedroom 2
9'8 x 8'9 (2.95m x 2.67m)

Bedroom 3 - Nursery/Infant's Room or Home Office
5'10 x 5'9 (1.78m x 1.75m)

Bathroom
6'9 x 5'9 (2.06m x 1.75m)

Rear Garden

Tenure
This property is Freehold.

Council Tax Band
Band B : £1,865.10 2026/27
May we suggest interested parties make their own investigations

Floorplans & Dimensions
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
Ideally placed for everyday convenience, with local shops, takeaway facilities and the Oyster Pearl pub all within easy reach.

The nearby beach is perfect for enjoying coastal walks, fresh air and a range of seaside activities.

Estuary View Medical Centre/Minor Injury Unit is approximately 1.2 miles with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home) approximately 1.3 miles.

Tesco Superstore (2.7 miles).

The area is well served by a range of schools, with primary and secondary options available in both Whitstable and nearby Canterbury. Whitstable offers a choice of local primary schools and secondary education, while Canterbury provides further options, including well-regarded schools and colleges.

Bus services to Whitstable, Herne Bay and Faversham are also available in Faversham Road.

The A299 Thanet Way provides easy access to the A2/M2.

Combining a lively yet laid-back atmosphere and a welcoming community, Whitstable remains one of Kent's most sought-after places to call home.

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.





