

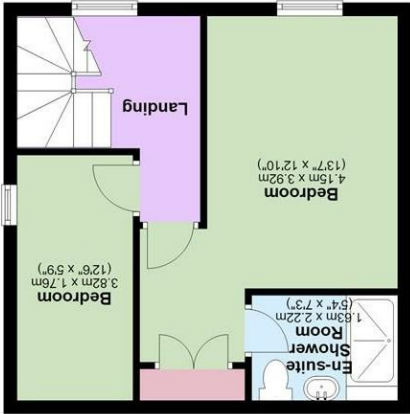
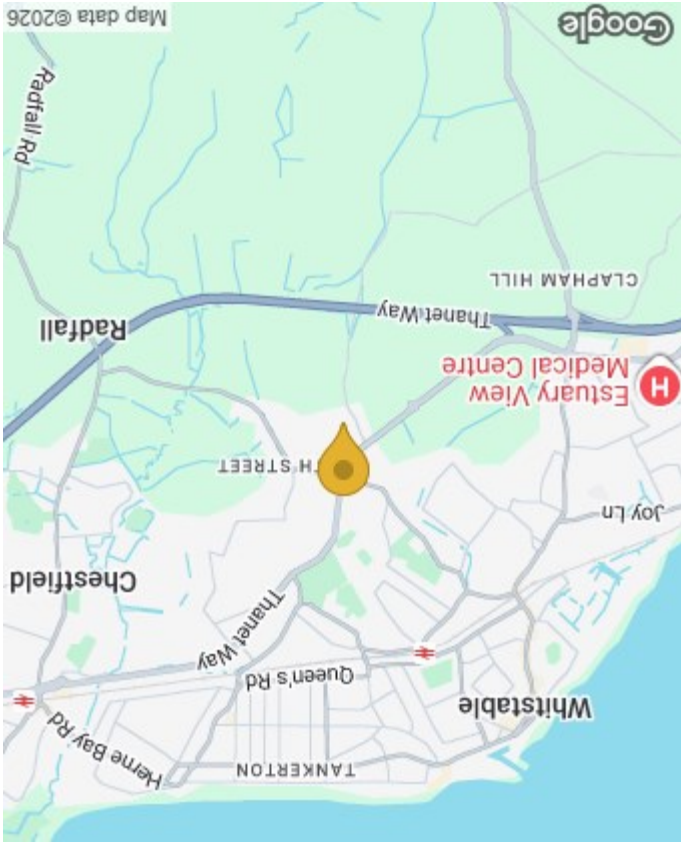


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

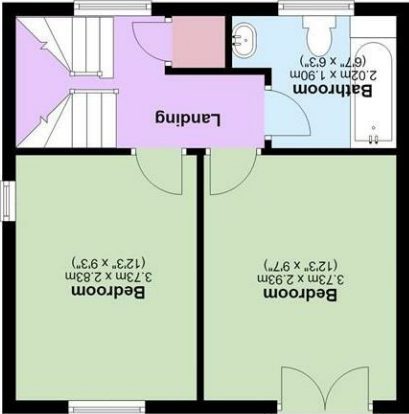
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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Current	Current
Potential	Potential

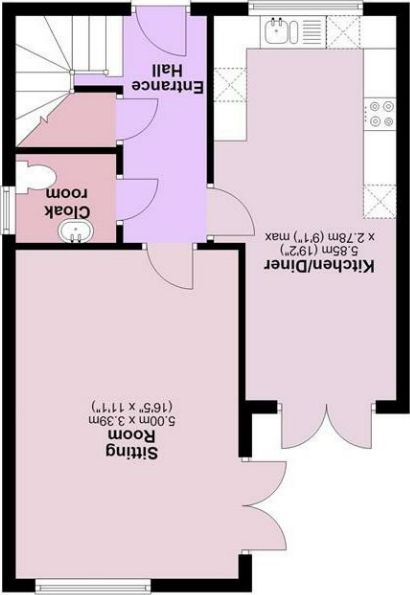
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (81-91)	A (81-91)
B (69-80)	B (69-80)
C (55-68)	C (55-68)
D (39-54)	D (39-54)
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F (1-20)	F (1-20)
G (1-20)	G (1-20)
Current	Current
Potential	Potential



Second Floor
Approx. 34.0 sq. metres (366.2 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.1 sq. feet)



Ground Floor
Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 111.1 sq. metres (1196.3 sq. feet)



8 Aurum Close
Whitstable, CT5 3FN



Working for you and with you

8 Aurum Close
Whitstable, CT5 3FN

Built in 2014, this contemporary detached townhouse is ideally positioned within a popular development on the edge of the vibrant coastal town of Whitstable.

Combining modern comfort with everyday convenience, the property offers easy access to the town's celebrated coastline, independent shops, restaurants and local schools, as well as the surrounding countryside.

This four-bedroom home is set within a select cul-de-sac and benefits from two parking spaces. Offering plenty of room for family living, the ground floor includes a dual-aspect kitchen/diner, a generously sized sitting room with doors to the rear garden, and an essential cloakroom.

The first floor comprises two double bedrooms and a family bathroom, while the top floor features the principal bedroom with an en-suite shower room and built-in wardrobes. A single bedroom completes the interior.

Outside the garden provides a peaceful setting for relaxing and entertaining, offering a versatile outdoor space with plenty of potential to be enjoyed and personalised.

£415,000



Entrance Hall

Cloakroom

Sitting Room

16'5 x 11'1 (5.00m x 3.38m)

Kitchen/Diner

19'2 x 9'1 (5.84m x 2.77m)

First Floor Landing

Bedroom

12'3 x 9'7 (3.73m x 2.92m)

Bedroom

12'3 x 9'3 (3.73m x 2.82m)

Bathroom

6'7 x 6'3 (2.01m x 1.91m)

Second Floor Landing

Principal Bedroom

13'7 x 12'10 (4.14m x 3.91m)

En-Suite Shower Room

7'3 x 5'4 (2.21m x 1.63m)

Bedroom 4

12'6 x 5'9 (3.81m x 1.75m)

Rear Garden

Parking

There are two parking spaces accessed at the end of the garden.

Tenure

This property is Freehold

Council Tax Band

Band E : £2,930.88 2026/27

We suggest that 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

Aurum Close is situated on the outskirts of Whitstable, offering a setting away from the hustle and bustle while remaining within easy reach of the town centre.

Whitstable's vibrant High Street offers an excellent selection of independent shops, cafés, bars and the seafood restaurants for which the town is well known. The historic working harbour, picturesque shingle beaches, and excellent sailing and water sports facilities add to the appeal of this fashionable town.

Everyday amenities are conveniently close by, with a Tesco supermarket located approximately 0.4 miles away.

The property is also well placed for commuters, with the A299 just a short drive away, providing easy access to the A2/M2 and the wider motorway network.

Whitstable's mainline railway station offers regular services to London Victoria (80 minutes) together with high-speed services to London St Pancras (73 minutes).

The town effortlessly blends its historic seafaring heritage with a vibrant, modern way of life.

