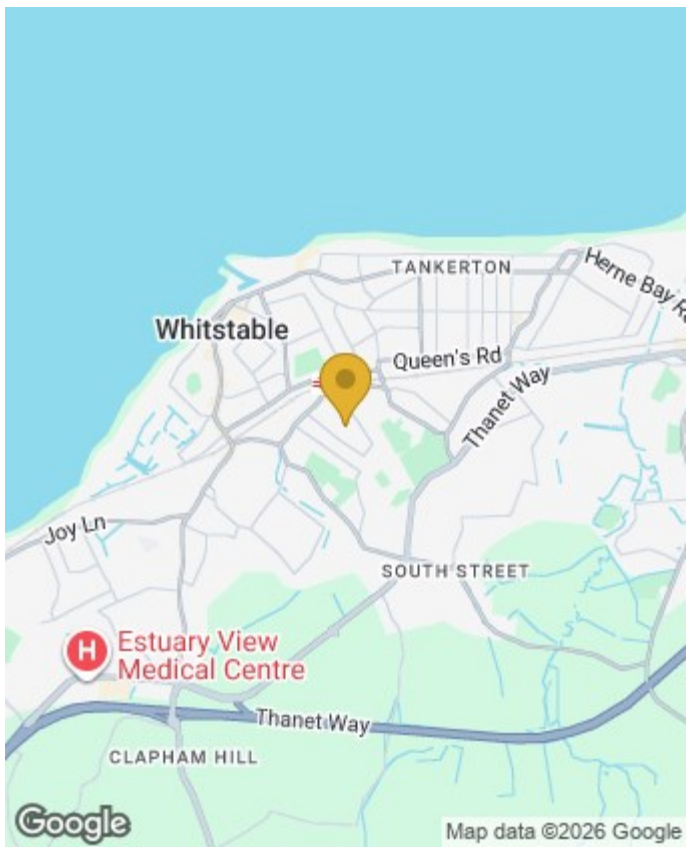
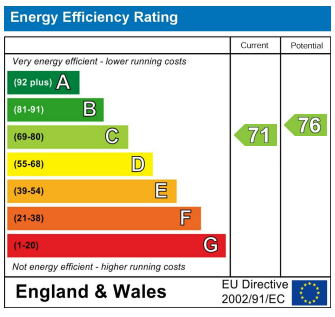
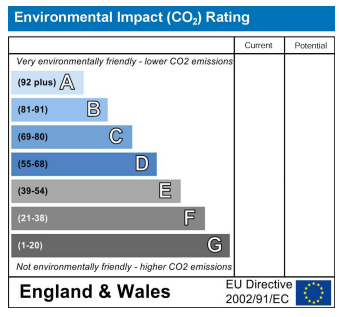
SPILLER BROOKS

5 Kings Avenue
Whitstable, CT5 1RZ

Total area: approx. 139.9 sq. metres (1505.7 sq. feet)







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

5 Kings Avenue
Whitstable, CT5 1RZ

Stylish family living in sought-after location.

Situated in a desirable elevated position this substantial home offers 1507sqft/140sqm of beautifully proportioned accommodation.

Immaculately presented throughout, the property has been thoughtfully extended and meticulously maintained to create a light-filled and welcoming interior, perfectly suited to modern family living. At its heart is a superb open-plan kitchen and dining space, complemented by two reception rooms providing versatile living space, including a comfortable sitting room overlooking the westerly-facing garden and centred around a wood-burning stove.

The top floor is dedicated to a spacious double bedroom with an en-suite cloakroom, creating a peaceful private retreat. Further accommodation includes three well-sized bedrooms, a practical study/home office or, if required, fifth bedroom, a second en-suite shower room, and a stylish family bathroom with space for a tumble dryer.

The beautifully landscaped rear garden has been designed for both relaxation and family enjoyment, featuring an attractive decked seating area perfectly positioned to capture the afternoon and evening sun, alongside a well-maintained lawn. The charming summerhouse, complete with power, offers a versatile additional space — ideal as a tranquil garden retreat, reading room, creative studio, or home office.

£575,000

Entrance Hall

Lounge
13' x 11'2 (3.96m x 3.40m)

Kitchen
22'5 x 8'3 (6.83m x 2.51m)

Dining Room
12'3 x 9'6 (3.73m x 2.90m)

Sitting Room
12' x 10'4 (3.66m x 3.15m)

Bedroom
10'11 x 8'10 (3.33m x 2.69m)

Bedroom
12'3 x 6'7 (3.73m x 2.01m)

En-Suite Shower Room

Bedroom
11'2 x 7'11 (3.40m x 2.41m)

Study/Home Office/Bedroom 5
11'2 x 7'2 (3.40m x 2.18m)

Bathroom

FIRST FLOOR

Bedroom
14'11 x 12'2 (4.55m x 3.71m)

En-Suite Cloakroom

Landing

Summerhouse
13'2 x 12'9 (4.01m x 3.89m)
The summerhouse has an independent electrical consumer unit and a useful enclosed storage space measuring 10'4 x 3'10 (3.15m x 1.17m).

Rear Garden
94' x 34' (28.65m x 10.36m)

Overall Plot
Plot size approximately 0.12 of an acre.

Council Tax Band
Band D : £2,397.99 2026/27
(may we respectfully request that interested parties make their own investigations)

Key Features
The kitchen was fitted in December 2023
Quartz worksurfaces with inset drainer flutes
Glass splashback
Butler sink
Built in oven and microwave
3 pull-out cupboards incl integrated recycling bins
Plumbing for washing machine & dishwasher
Bathroom with space and plumbing for tumble dryer
Karndean flooring in the entrance hall, kitchen & dining area
Log burning stove in the sitting room
Fully insulated summerhouse with independent electrical consumer unit

Location & Lifestyle Amenities
The property is conveniently located within walking distance of Whitstable town centre (0.7 miles), celebrated for its eclectic selection of independent boutiques, cafés and renowned seafood dining spots. The seafront is approximately 1 mile away, while the popular harbour can be reached in around 0.8 miles.

Excellent transport connections are nearby, with Whitstable railway station just 0.2 miles from the property, offering direct rail services to London and making the location particularly appealing for commuters.

The area benefits from a strong choice of well-regarded primary schools, together with The Whitstable School, a coeducational secondary school. Residents also have easy access to supermarkets, shopping facilities and healthcare services.

Established and popular with families, the area offers an appealing combination of coastal charm, excellent connectivity and a comprehensive range of everyday amenities.

Tenure
This property is Freehold.

Floorplans
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.

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.