CHRISTOPHER HODGSON









Whitstable

£239,950 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

6 Cypress Close, Whitstable, Kent, CT5 4EB

A bright and spacious purpose built first floor apartment in a highly desirable location, conveniently positioned within close proximity of the beach and within comfortable walking distance of Whitstable's vibrant town centre, highly regarded schools and mainline railway station (1.4 miles).

The accommodation would now benefit from a degree of modernisation and is arranged to provide an entrance hall, a generous living room opening to a balcony overlooking the communal gardens, a kitchen, two double bedrooms and a shower room. The apartment benefits from a pleasant outlook and offers buyers an excellent opportunity to update and personalise a well-proportioned home in a sought-after location.

Externally, the property enjoys the use of attractive communal gardens and also benefits from a garage, providing valuable parking and storage. The property is being sold with the remainder of a 245 year lease and is offered for sale with no onward chain.







LOCATION
Cypress Close is situated in a desirable residential location in a much sought after area of Whitstable within close proximity of the seafront. Bus services are available from nearby Valkyrie Avenue, whilst Joy Lane offers a post office approximately 0.5 miles distant. Nearby Faversham Road also provides a doctor's surgery, pharmacy and local shops. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London Victoria and the surrounding area, whilst high-speed services connect with London St Pancras. The A299 is also easily accessible, providing access to the A2/M2 and the wider motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

• Entrance Hall

• Living Room 15'5" x 13'11" (4.70m x 4.25m)

• Balcony 11'11" x 3'7" (3.64m x 1.10m)

• Kitchen 11'11" x 9'1" (3.64m x 2.76m)

• Bedroom 1 11'7" x 11'6" (3.53m x 3.50m)

• Bedroom 2 12'0" x 9'2" (3.66m x 2.79m)

• Shower Room

OUTSIDE

• Garage 13'10" x 18'10" (4.22m x 5.75)

LEASE
The property benefits from the remainder of a 245 year lease from June 1969 (subject to confirmation from the vendors solicitor).

GROUND RENT
£201.60 per annum (subject to confirmation from the vendors solicitor).

SERVICE CHARGE
Nil (subject to confirmation from the vendors solicitor).

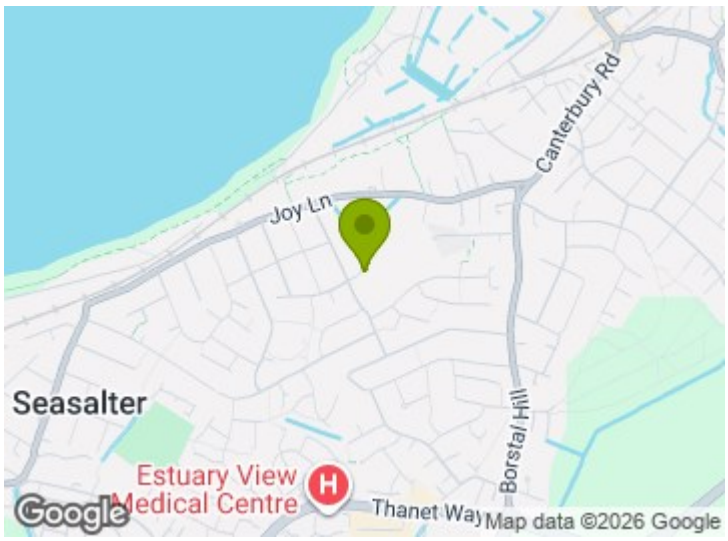
BUILDINGS INSURANCE
We have been advised that the buildings insurance contribution is £292.86 per annum (subject to confirmation from the vendors solicitor).





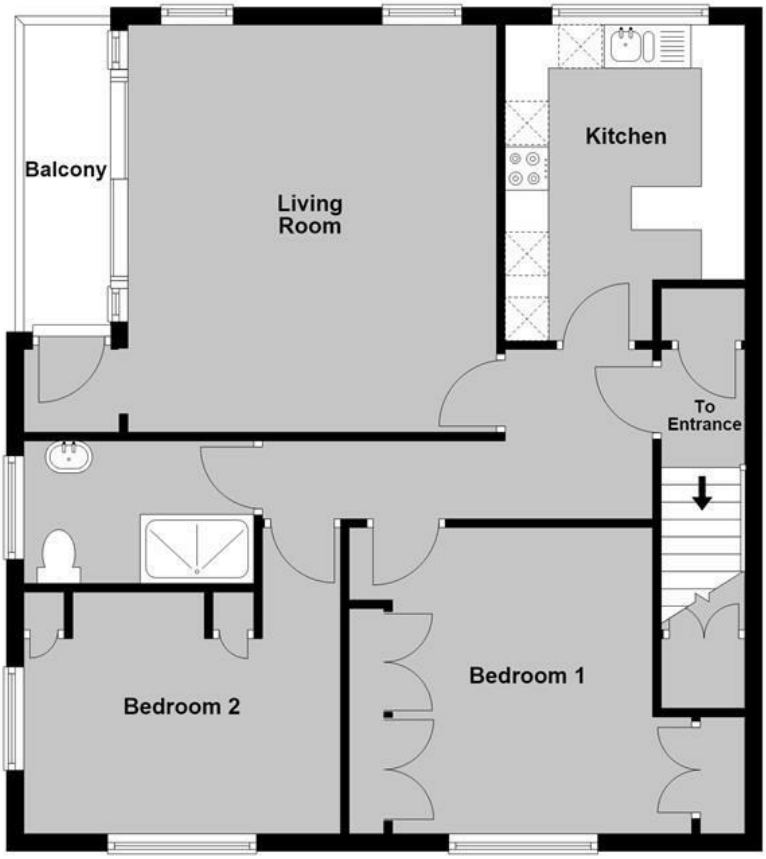




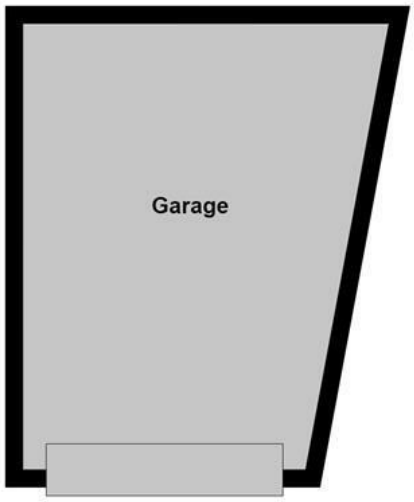

Joy Ln
Canterbury Rd
Seasalter
Borstal Hill
Estuary View
Medical Centre
Thanet Way
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Map data ©2026 Google

First Floor

Main area: approx. 73.2 sq. metres (787.5 sq. feet)
Plus garages, approx. 19.3 sq. metres (207.4 sq. feet)
(excluding Balcony)



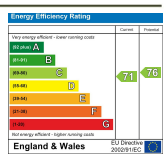




Main area: Approx. 73.2 sq. metres (787.5 sq. feet)
Plus garages, approx. 19.3 sq. metres (207.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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