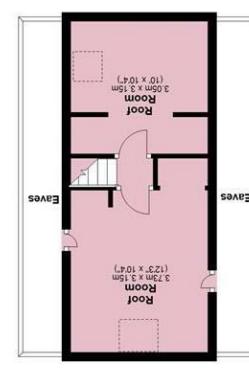
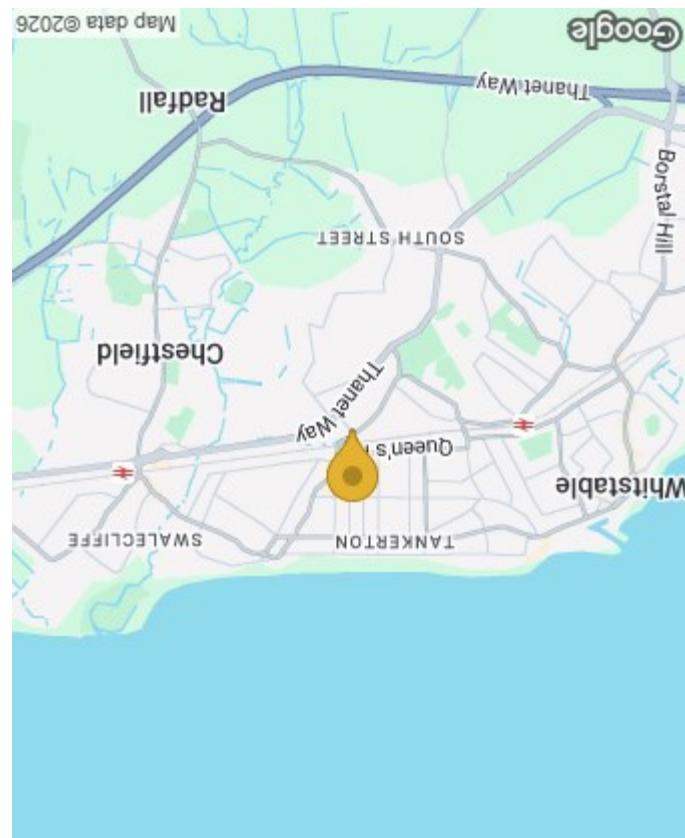
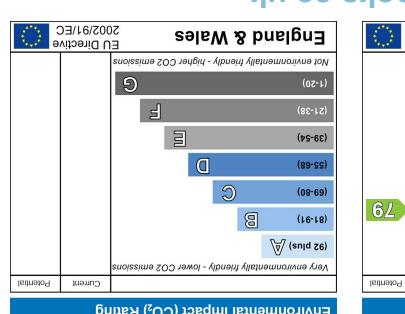


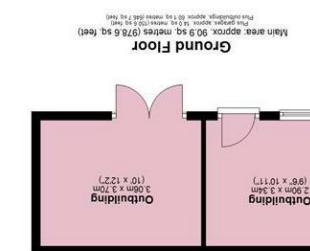


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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



Approx. 38.0 sq. metres (200.3 sq. feet)



2 Foxgrove Road  
Whitstable, CT5 1PB

Working for you and with you



SPILLER  
BROOKS

## 2 Foxgrove Road Whitstable, CT5 1PB

Selling via secure sale online bidding – Terms & Conditions apply

STARTING BID £275,000

Chain Free Sale - Tremendous Potential - Sold As Seen

Now requiring a programme of refurbishment, this home provides a blank canvas for creative minds to reimagine the space according to personal taste and preference.

Conveniently situated, an array of amenities are nearby; favoured Tankerton slopes and beach, 0.6 miles approximately 10/15 minutes on foot, a bus service to local towns is almost on the doorstep, a parade of shops on Tankerton Road (0.6 miles) and Sainsburys supermarket, Chestfield Medical Centre and Chestfield and Swalecliffe railway station, all approximately 1 mile.

Externally, the property benefits from off-road parking and a single brick garage. Several older outbuildings are also present that could be repaired and repurposed or removed to create an appealing garden.

Call Spiller Brooks Estate Agents to arrange a viewing.



**By Auction £275,000**



### Location & Amenities

Picturesque Tankerton seafront, together with a selection of shops, including a Post Office within Tesco Express, are approximately 0.6 miles.

Sainsburys (0.7 miles) and Tesco Superstore (1.1 miles).

Whitstable (1.4 miles) is a thriving coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes, add to the appeal of living by the sea.

Whitstable & Tankerton are well served for medical facilities including Estuary View Medical Centre with its minor injury and minor ops unit (2.4 miles).

Major road links (A2/M2) are easily accessible via the A299.

### Council Tax Band

Band D : £2,303.25 2025/26

We respectfully suggest that interested parties make their own enquiries

### Tenure

This property is Freehold.

### 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.

### Adoptions

There are no adoptions to this property.

### Auctioneer's Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **IT IS STRONGLY ADVISED THAT YOU SEEK THE COUNSEL OF A SOLICITOR PRIOR TO PROCEEDING WITH ANY PROPERTY AND/OR LAND TITLE PURCHASE.**

### Auctioneer's Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price.

A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

