

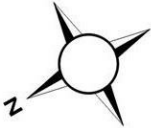
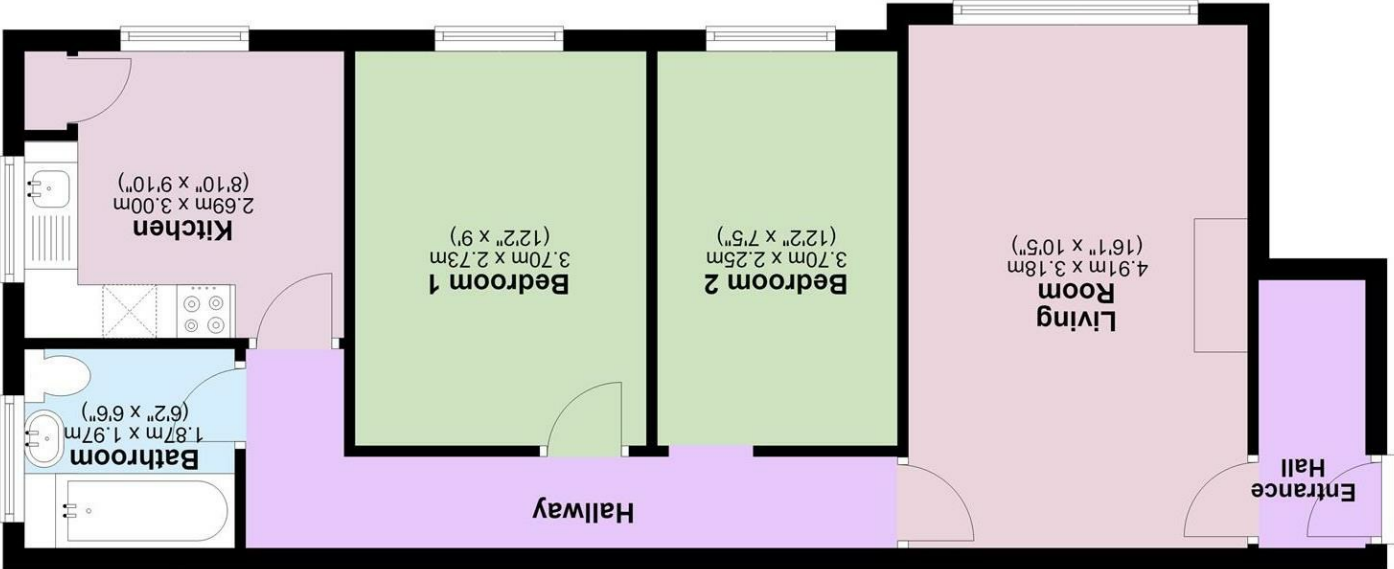
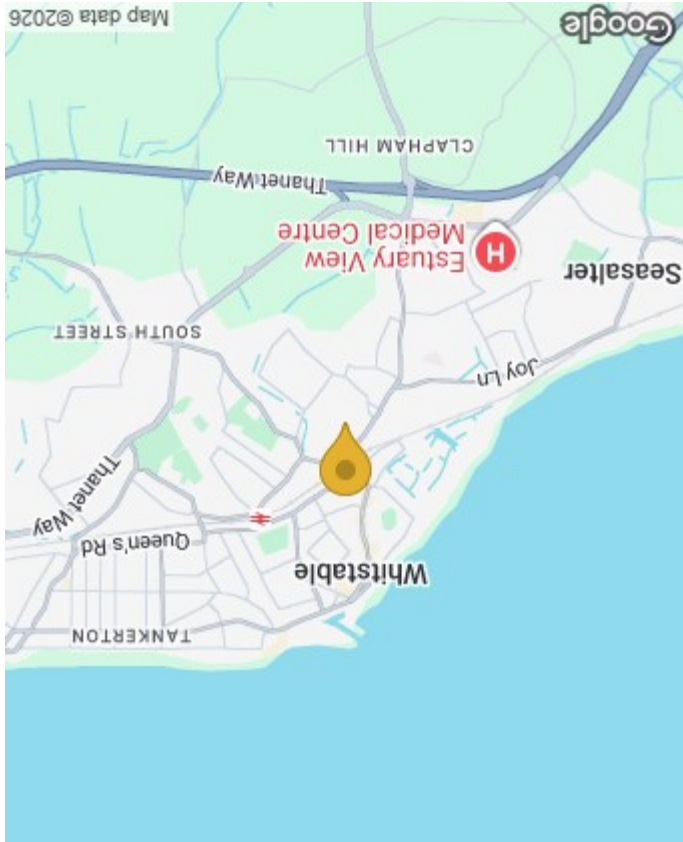


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England & Wales		
EU Directive	2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		
Very environmentally friendly - lower CO ₂ emissions		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
Current		Potential

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Very energy efficient - lower running costs		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
Current	69	Potential



Ground Floor
Approx. 57.0 sq. metres (613.2 sq. feet)



36 Kent Street
Whitstable, CT5 4HS



Working for you and with you

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Whitstable, CT5 4HS

A Share of the Freehold, a 999-year lease from 2016, off-road parking and a private garden are fabulous assets that further enhance the appeal of this ground-floor apartment.

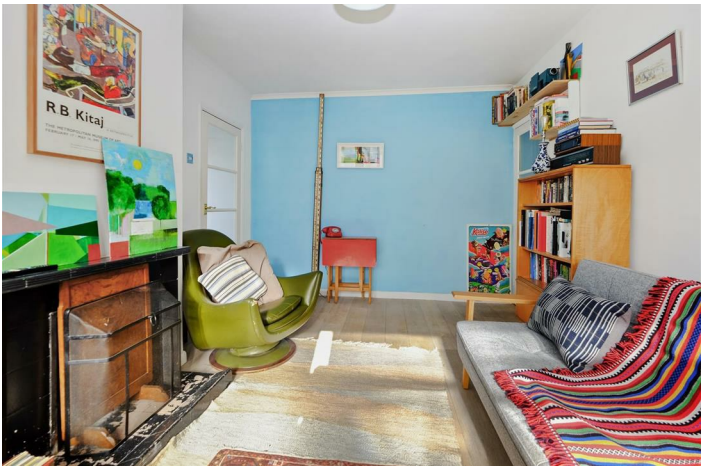
Situated in Whitstable, a fashionable and flourishing coastal town, the property is approximately half a mile from the delightful coastline and a wonderful array of amenities. The town is renowned for its independent retailers, trendy boutiques, cafés, delicatessens and acclaimed restaurants.

The accommodation has a welcoming bungalow-like feel and comprises an enclosed porch, providing useful additional storage, a living room, two bedrooms, a dual-aspect kitchen and bathroom. The principal bedroom is a particularly good size.

To the rear, a secluded and private garden provides a peaceful setting for relaxing outdoors and enjoying a summer's day. With the pebble beach approximately 10–15 minutes' walk away, you really do have the best of both worlds.

This home presents an excellent opportunity to embrace the relaxed coastal lifestyle that makes Whitstable such a desirable place to live.

£249,950



Enclosed Entrance Porch

Upvc double glazed entrance door. Cupboard housing electric meter. Glazed door to the lounge/diner.

Living Room

16' x 10'5 (4.88m x 3.18m)
Upvc double glazed window to the front. Fireplace with open tiled hearth and tiled surround. Radiator. TV point. Telephone socket. Engineered wood flooring.

Inner Hallway

Radiator. Telephone point. Central heating controls. High Level cupboard above the kitchen door.

Kitchen

9'10 x 8'10 (3.00m x 2.69m)
Upvc double glazed windows to the front and side overlooking the garden. Built-in pantry cupboard. Sink and double drainer unit with cupboards below. Space for fridge/freezer. Space for freestanding cooker. Wall mounted combination gas boiler. Tiled floor.

Bedroom 1

12'2 x 9' (3.71m x 2.74m)
Upvc double glazed window to the front. Radiator.

Bedroom 2

12'4 x 7'5 (3.76m x 2.26m)
Upvc double glazed window to front. Radiator.

Bathroom

6'6 x 6'2 (1.98m x 1.88m)
Upvc double glazed frosted window to the front. Suite comprising bath with telephone style mixer tap and handheld shower attachment, pedestal wash hand basin and low level WC. Radiator. Partially tiled walls. Tiled floor.

Rear Garden

32' x 15' (9.75m x 4.57m)
Predominantly laid to lawn with paved seating area and paved path. Planted borders. Timber shed. Enclosed with fencing and a pedestrian gate.

Front Garden

33' x 16' (10.06m x 4.88m)
Providing off road parking.

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.

Tenure

Tenure : Share of the Freehold

Lease : 999 years from 11 March 2019 - 992 years remaining

Service Charge : As and when required basis - 50/50 split

Ground Rent : NIL

To be verified by your legal representative at the time of a sale transaction.

Council Tax Band

Band B : £1,865.10 2026/27
May we suggest that interest parties make their own investigations

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

The vibrant high street is within walking distance (0.4 miles) and offers a variety or individual boutiques, cafes, bars and eateries.

Whitstable is renowned for its relaxed coastal lifestyle, with the beach and seafront just a short walk from the property. The gently sloping shingle shoreline is ideal for swimming, paddleboarding, kayaking and sailing, while the calm waters make it a popular spot for a variety of water sports throughout the year. The beach is also perfect for morning walks, sea swimming and enjoying the town's famous sunsets across the Thames Estuary.

Whitstable railway station with frequent links to London St Pancras & London Victoria is approximately 0.7 miles.

Regular bus services to local towns (Canterbury and Herne Bay) departing from various stops throughout the town.

The A299 is easily accessible with access to the A2/M2, channel ports and motorway network.

