



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

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

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		
(2 pts)	A	
Potential		
76	79	Current

21 Glebe Way
Whitstable, CT5 4LW

999 Year Lease from 1966.

This spacious first floor apartment is situated in a popular cul-de-sac within easy reach of Whitstable town centre and picturesque coastline.

Well presented, this versatile property offers an ideal opportunity for a first-time buyer, buy-to-let potential, holiday retreat or full-time residence.

Surrounded by well kept, communal gardens, this home has no shared interior space and comprises stairs to the landing, lounge/diner with large picture window to the rear, kitchen also to the rear aspect, two double bedrooms to the front and a shower room.

A useful added extra is a secure storage cupboard accessed from outside.

Comfort and convenience are key benefits with an array of amenities available nearby; the co-op (0.2 miles), vibrant Whitstable (0.5 miles), bus services in Canterbury Road to nearby local towns (0.2 miles) and Whitstable train station (0.8 miles).

Whitstable is a flourishing and fashionable coastal town.

£215,000



Entrance Hall

Upvc double glazed entrance door. Stairs to the first floor.

Landing

Upvc double glazed window to the side. Access to loft via loft ladder. Radiator. Double power point. Telephone point.

Lounge/Diner

16'10 x 10'10 (5.13m x 3.30m)

Upvc double glazed window to the rear overlooking the communal gardens. Two radiators. TV aerial point. Karndean flooring.

Kitchen

10'01 x 8'08 (3.07m x 2.64m)

Upvc double glazed window to rear overlooking the communal gardens and Upvc double glazed window to the side. Work surface with inset stainless steel sink unit. Range of matching wall and base units. Gas hob with extractor hood above and electric oven below. Space and plumbing for washing machine. Space for under counter fridge and freezer. Radiator. Partially tiled walls. Built-in cupboard housing gas boiler. Tiled floor.

Bedroom 1

15'02 x 9'03 (4.62m x 2.82m)

Upvc double glazed window to the front overlooking the communal well kept gardens. Radiator.

Bedroom 2

11'08 x 8'05 (3.56m x 2.57m)

Upvc double glazed window to front overlooking the communal well kept gardens. Built-in storage cupboard. Radiator. Karndean flooring

Shower Room

6'04 x 5'07 (1.93m x 1.70m)

Upvc frosted double glazed window to the side. Suite comprising shower enclosure with Mira electric shower, fitted vanity unit with wash hand basin and storage cupboard and close coupled WC. Radiator. Tiled walls. Vinyl flooring.

Exterior

Useful storage cupboard situated close to the entrance door and accessed from the outside.

Well kept communal gardens surround the property.

Tenure

This property is Leasehold

Lease is 999 years from 1966

Ground Rent £25 per annum

Most Recent Service Charge £825 per annum to include contribution to buildings insurance

Your legal representative will confirm these details on receipt of the management pack at the time of a sale transaction.

Council Tax Band

Band B: £1,791.42 2025/26

We suggest that interested parties make their own investigations

Dimensions & 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.

Location & Amenities

Conveniently situated approximately 0.5 miles from vibrant Whitstable with its wide variety of interesting boutiques, artisan shops and popular eateries; the town also offers a wide range of leisure facilities and water sports activities.

More extensive shopping and leisure facilities are available in Canterbury (8 miles) with its wealth of retail and cultural activities together with a selection of bars, restaurants and the Marlowe Theatre.

Whitstable mainline railway station (0.5 miles) provides frequent services to London.

The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

