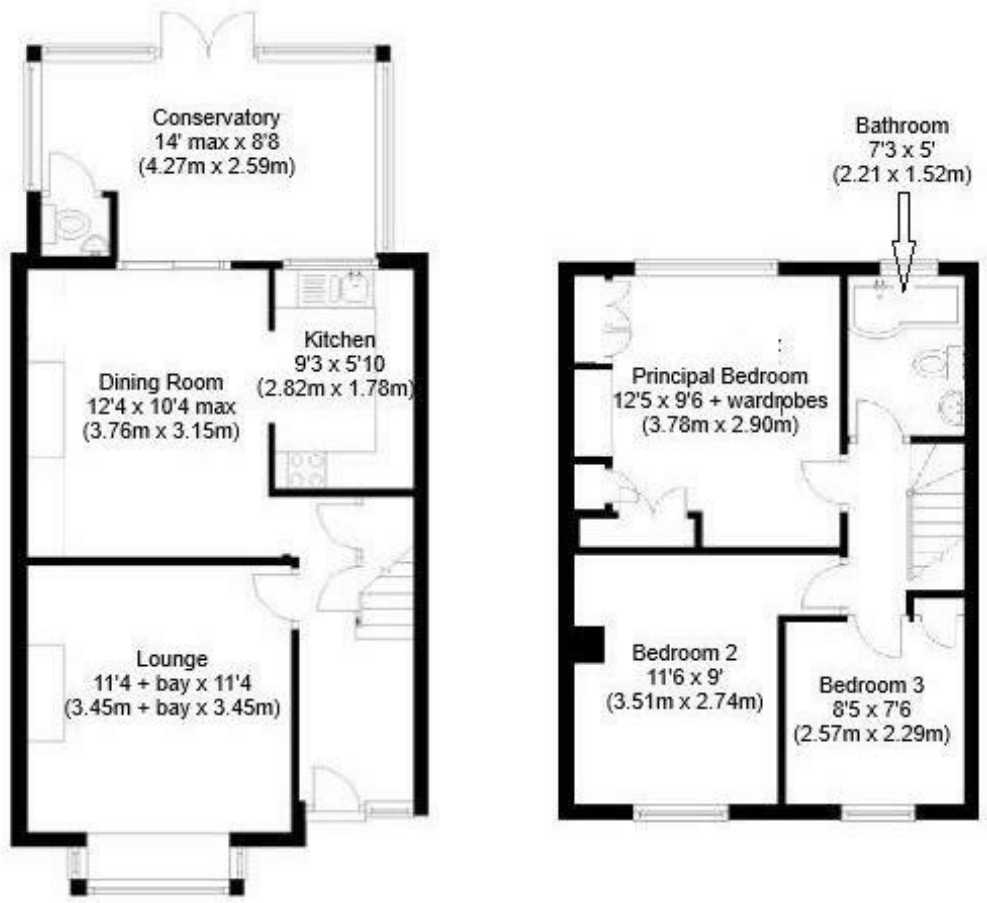
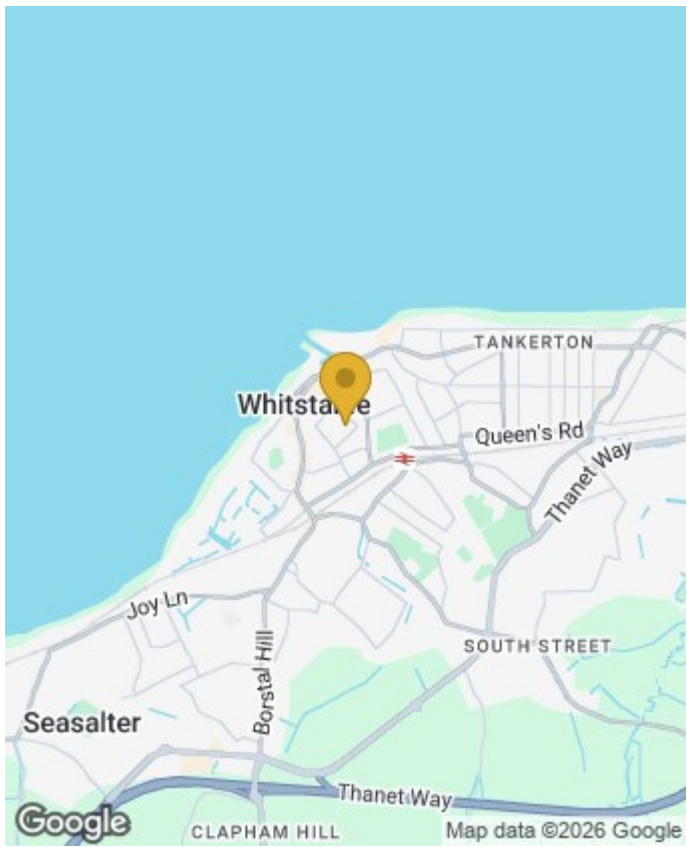
SPILLER BROOKS

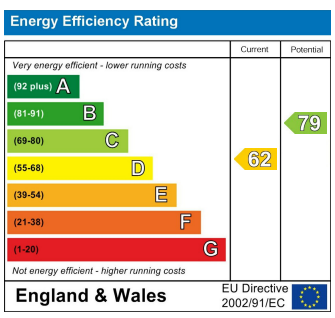
34 Warwick Road
WHITSTABLE, CT5 1HX

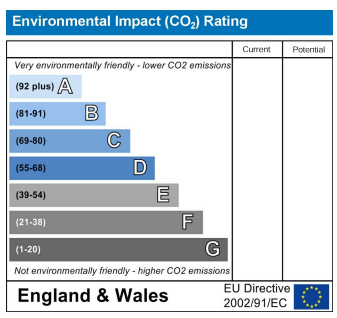




Floorplans are for illustrative purposes only and intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture







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

34 Warwick Road
WHITSTABLE, CT5 1HX

Highly Sought-After Town Centre Location and Chain Free Sale

Situated in an exceptionally desirable no-through road, this attractive period home is just a few minutes' walk from the delightful seafront and thriving high street. A vibrant hub of activity, the town offers an array of trendy independent retailers, celebrated restaurants, chic boutiques, delicatessens and inviting cafés.

Offering an appealing blend of ready-to-move-into accommodation, whilst still providing the opportunity for a new owner to bring their own style to both the house and garden if they wish, this home offers the perfect balance of comfort and flexibility.

The ground floor benefits from a cloakroom – a particularly useful and practical addition – a smart kitchen and a conservatory overlooking the sunny aspect rear garden.

Upstairs, there are three bedrooms complemented by a contemporary family bathroom complete with bath and shower over. The principal bedroom also benefits from a range of built-in wardrobes.

A small, low-maintenance front garden sets the property back from the road, providing a degree of privacy and creating an attractive approach to the house.

Appealing to an array of purchasers, this charming period home offers excellent versatility, whether as a full-time residence, a valuable rental investment or a desirable seaside retreat in this flourishing and fashionable coastal town.

£395,000









Entrance Hallway

Lounge
11'4 + bay x 11'4 (3.45m + bay x 3.45m)

Dining Room
12'4 x 10'4 max (3.76m x 3.15m max)

Kitchen
9'3 x 5'10 (2.82m x 1.78m)

Upvc Conservatory
14' max x 8'6 (4.27m max x 2.59m)

Ground Floor WC

Landing
Loft access

Principal Bedroom
12'5 x 9'6 + wardrobes (3.78m x 2.90m + wardrobes)

Bedroom 2
11'6 x 9' + door recess (3.51m x 2.74m + door recess)

Bedroom 3
8'5 x 7'6 (2.57m x 2.29m)

Bathroom
7'3 x 5' (2.21m x 1.52m)

Rear Garden
47'4 x 17' (14.43m x 5.18m)

Summerhouse
12'4 x 9'1 + veranda (3.76m x 2.77m + veranda)
Power and light (equipped with its own consumer unit).

Timber Shed
9'4 x 4'8 (2.84m x 1.42m)
Power and light.

Front Garden

Tenure
This property is Freehold.

Council Tax Band
Band B : £1,865.10 2026/27
We suggest that interested parties make their own investigations.

Important Information
We understand from the vendors the boiler was replaced in March 2026.

Virtually Staged Photographs - Please note some photographs are virtually staged as indicated on the image. Furniture and accessories have been digitally added for illustrative purposes. The size, scale, and proportions shown may not accurately reflect the actual room dimensions or available space.

Floorplans, Dimensions & Floor Area
Floorplans are intended to give a general indication of the property layout, dimensons should not be used for carpet or flooring sizes, appliances or items of furniture.

Approximate floor area - 88sqm/947sqft (as stated on the EPC Report)

Adaptations
There are no adaptations to this property.

Location & Lifestyle Amenities
Whitstable offers a diverse range of amenities including water sports facilities, a thriving arts culture, independent retailers, favoured restaurants and cafes.

There is a good mix of GP services with Estuary View Medical Centre also providing urgent care and in-house minor operations and procedures.

The mainline railway station (0.4 miles on foot - approx 8/10 minutes or 0.6 miles by car) provides fast and frequent links to both London St Pancras & London Victoria.

Frequent bus services to local towns are nearby in Whitstable High Street (0.2 miles).

Motorway links can be accessed via the A299 Thanet Way (approx 1.8 miles).

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.





