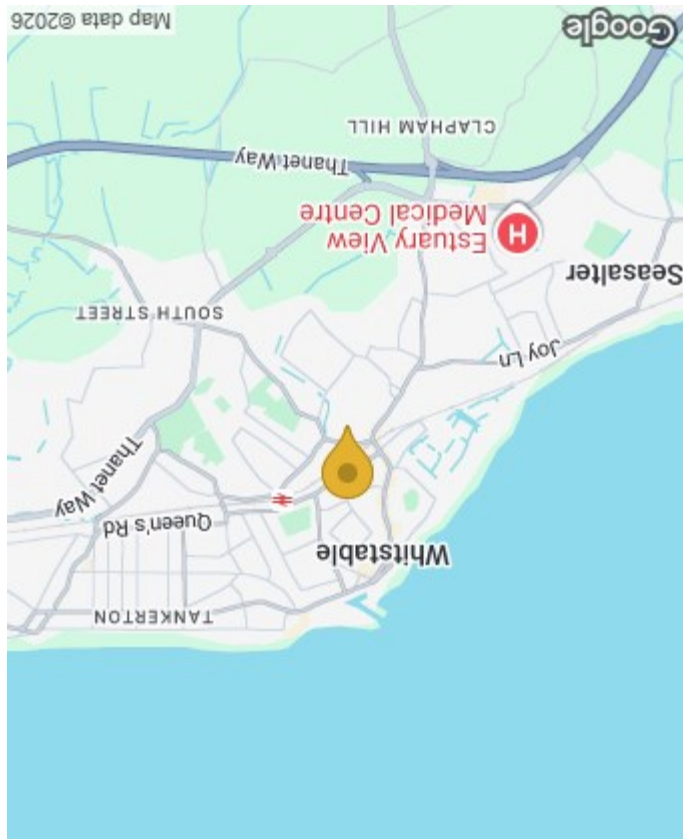




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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17 Wicketts End  
Whitstable, CT5 1WD



Working for you and with you

## 17 Wicketts End Whitstable, CT5 1WD

For sale chain free

Located in the heart of Whitstable, this beautifully presented first-floor apartment offers stylish, modern living within a secure gated development.

The apartment features two well-proportioned bedrooms, including a principal bedroom with a contemporary en-suite shower room. The living room opens to a smart kitchen/diner which is ideal for both everyday living and entertaining, with a bright and airy feel throughout. A sleek bathroom completes the internal accommodation.

Further benefits include lift access, one allocated parking space, and visitor parking available on-site, rare features for such a central location.

Just a short stroll from Whitstable's vibrant high street, beach, and excellent transport links, this modern apartment combines convenience, comfort, and coastal charm.

**£245,000**



### Communal Hallways

Stairs and lift to first and second floors. Door leading from the ground floor communal hallway to the rear of the development and the parking area.

### Entrance Hall

Solid entrance door with spy hole. Inset coconut mat. Radiator. Thermostat control for central heating. Telephone entry system. Telephone point. Cupboard housing combination gas boiler, space and plumbing for washing machine, consumer unit and light. Feature pendant lighting.

### Lounge

11'8 x 11'4 (3.56m x 3.45m)

Upvc double glazed window. Radiator. Power points. Television point. Telephone point. Feature shelving. Feature pendant lighting.

### Kitchen/Diner

11'8 x 9'9 (3.56m x 2.97m)

Upvc double glazed window. Matching range of wall, base and drawer units. Laminate worktop and upstand with inset 1½ stainless steel sink unit with mixer tap. Eye-level electric double oven. Gas hob and stainless steel extractor hood above. Integrated fridge/freezer and dishwasher. Wine rack. Power points. Feature shelving. Tiled floor.

### Bedroom 1

13'7 x 8'9 (4.14m x 2.67m)

Upvc double glazed window. Two radiators. Power points. Television Point.

### En-Suite Shower Room

Upvc double glazed window. Suite comprising tiled shower enclosure with glass sliding door, mains operated shower and two hand held shower attachments, vanity unit with wash hand basin and mixer tap and close coupled WC. Heated towel rail. Extractor fan. Spot lights. Part tiled walls and tiled floor.

### Bedroom 2

10'3 x 8'11 (3.12m x 2.72m)

Upvc double glazed window. Radiator. Power points. Television point. Telephone point.

### Bathroom

Suite comprising bath with mixer tap, hand held shower attachment and glass panel, vanity unit with wash hand

basin and mixer tap and close coupled WC. Shaver socket. Feature mirror. Heated towel rail. Extractor fan. Spot lights. Partially tiled walls and tiled floor.

### Parking

There is 1 allocated parking space.

### Tenure

This property is Leasehold.

Lease length : 125 years from 1st January 2006

Service Charge : £1,966.26 per annum

Ground Rent: £0 (TBC)

Your legal representative will confirm this information on receipt of the management pack.

### Council Tax Band

Band C: £2,047.33 2025/26

May we respectfully suggest that interested parties make their own investigations.

### Floorplan & 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.

### Location & Amenities

Wicketts End is a favoured location within a short walk of the beach and the vibrant town centre with its array of trendy independent retailers including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

Whitstable mainline railway 0.4 miles (10 minutes on foot) provides frequent services to London (Victoria) approximately 80 minutes – the high speed service to London (St Pancras) is approximately 73 minutes.

Frequent bus services to local towns are available nearby in Canterbury Road (0.3 miles).

The A299 (Thanet Way) is easily accessible (approx 1.3 miles) provides a link to the main road networks M2/A2.

