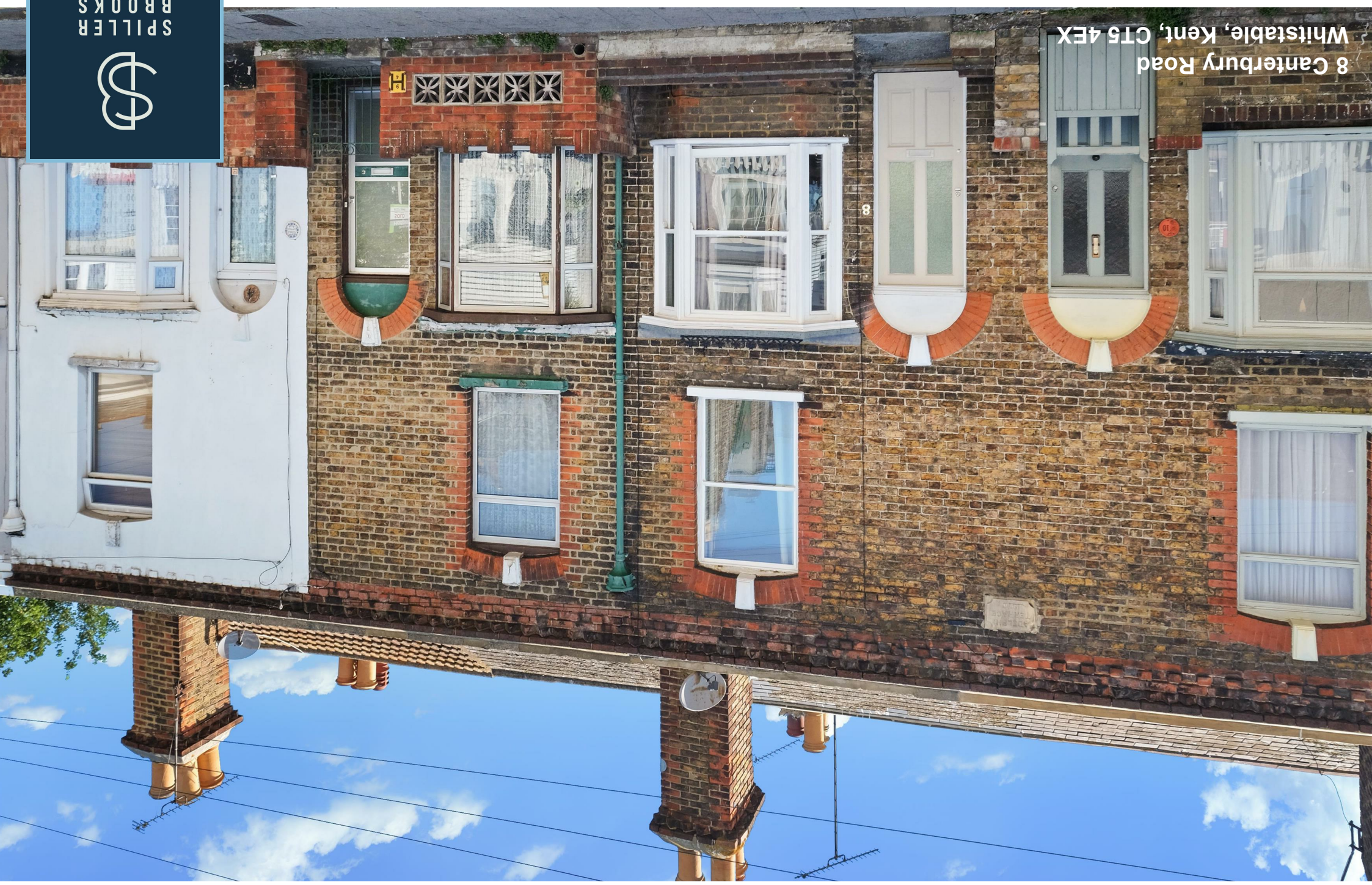
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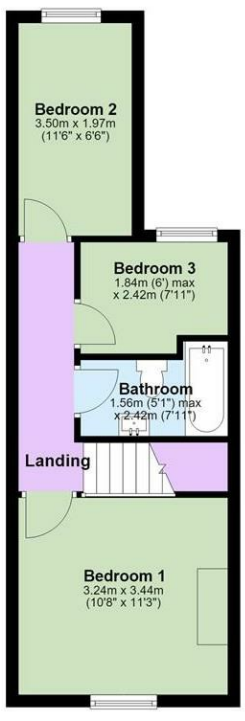
8 Canterbury Road
Whitstable, Kent, CT5 4EX



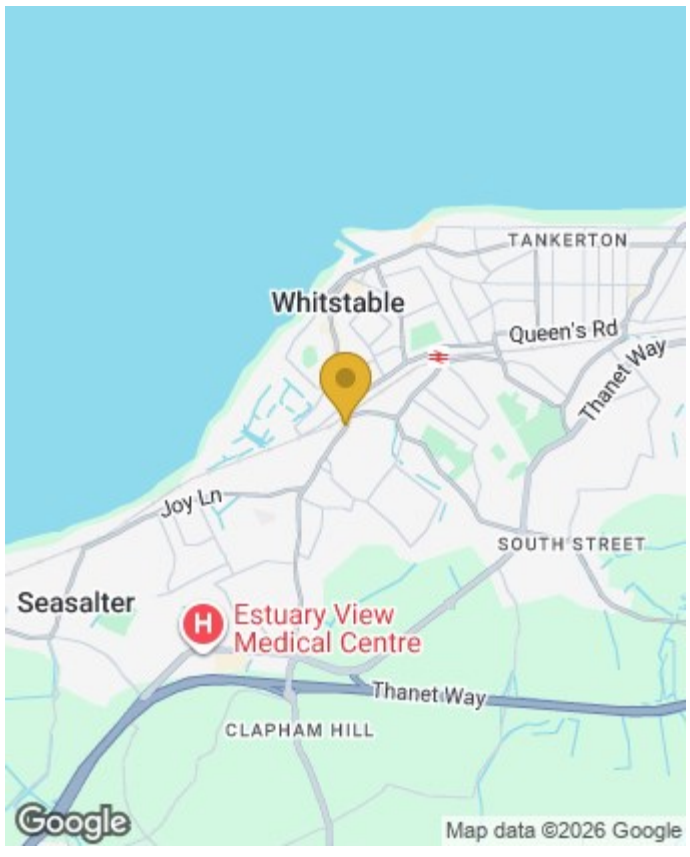
Ground Floor
Approx. 34.8 sq. metres (374.1 sq. feet)

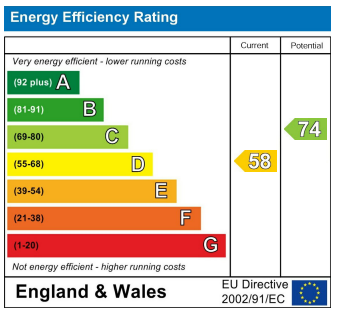


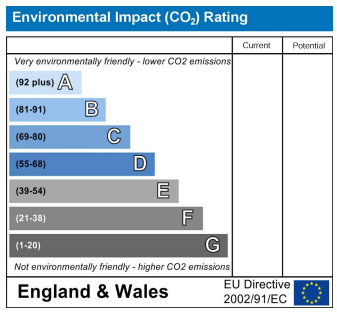
First Floor
Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 sq. feet)







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

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

8 Canterbury Road
Whitstable, Kent, CT5 4EX

Coastal Lifestyle, Everyday Convenience

For sale with no onward chain, this three-bedroom period terraced house is situated in a convenient location within easy walking distance of Whitstable's town centre, beach and harbour.

Offering comfortable accommodation and a low-maintenance garden, the property is ideally suited to first-time buyers, investors or those seeking a holiday retreat for rest and relaxation and to enjoy the unique charm of Whitstable's seaside lifestyle.

The ground floor comprises two reception rooms, a fitted kitchen, rear lobby and cloakroom, while the first floor provides three bedrooms and a bathroom.

To the rear is an enclosed, low-maintenance garden, offering practical outdoor space.

Whitstable is well known for its picturesque seafront, working harbour and relaxed atmosphere. It offers an excellent range of independent shops, cafés, restaurants, supermarkets, schools and leisure facilities.

Regular bus services operate from Canterbury Road and Oxford Street, while Whitstable railway station, approximately 0.5 miles away, provides frequent services to London.

£279,950









Sitting Room
11'3 x 10'10 (3.43m x 3.30m)

Dining Room
11'5 x 10'6 (3.48m x 3.20m)

Kitchen
11'5 x 6'3 (3.48m x 1.91m)

Inner Lobby

Cloakroom

Landing

Bedroom 1
11'3 x 10'8 (3.43m x 3.25m)

Bedroom 2
11'6 x 6'6 (3.51m x 1.98m)

Bedroom 3
7'11 x 6' (2.41m x 1.83m)

Bathroom
7'11 x 5'1 (2.41m x 1.55m)

Rear Garden
Small low maintenance rear garden laid to shingle and enclosed with fencing.

Tenure
This property is Freehold.

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

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.

Adaptations
There are no adaptations to this property.

Location & Lifestyle Amenities
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.

The bustling harbour is at the heart of the town, where visitors can watch fishing boats land the day's catch, browse independent market stalls and enjoy fresh seafood from the many cafés and restaurants overlooking the water. The seafront and harbour area regularly host seasonal events and festivals, contributing to Whitstable's vibrant community atmosphere.

Away from the coast, Whitstable's High Street offers an excellent selection of independent boutiques, artisan food shops, cafés and traditional pubs, alongside everyday conveniences. The nearby Tankerton Slopes provide open green spaces with far-reaching sea views, making them a popular place for picnics, recreation and coastal walks. Regular bus services and Whitstable railway station offer convenient connections to Canterbury and London, while the A299 provides easy access to the wider road network.

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.





