

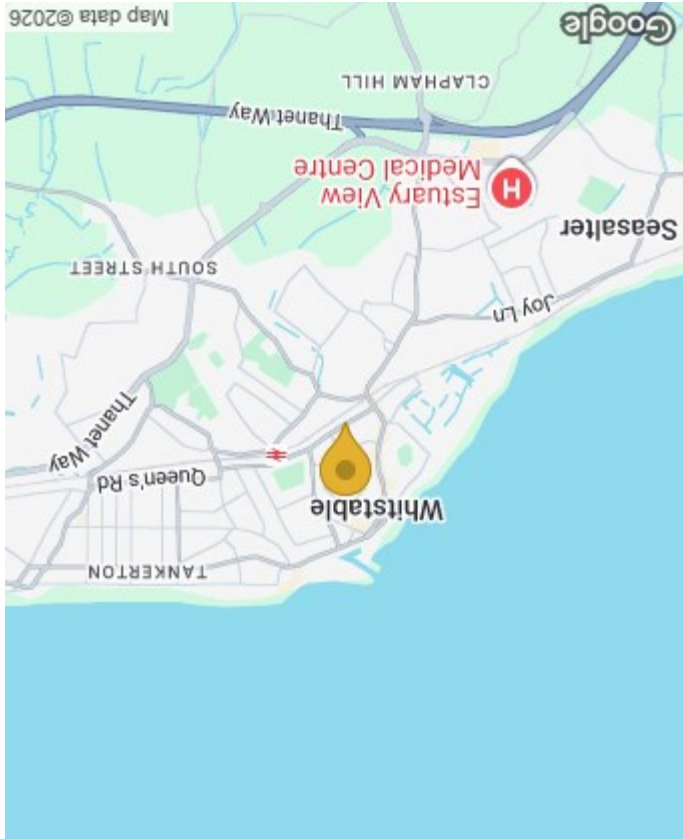


VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

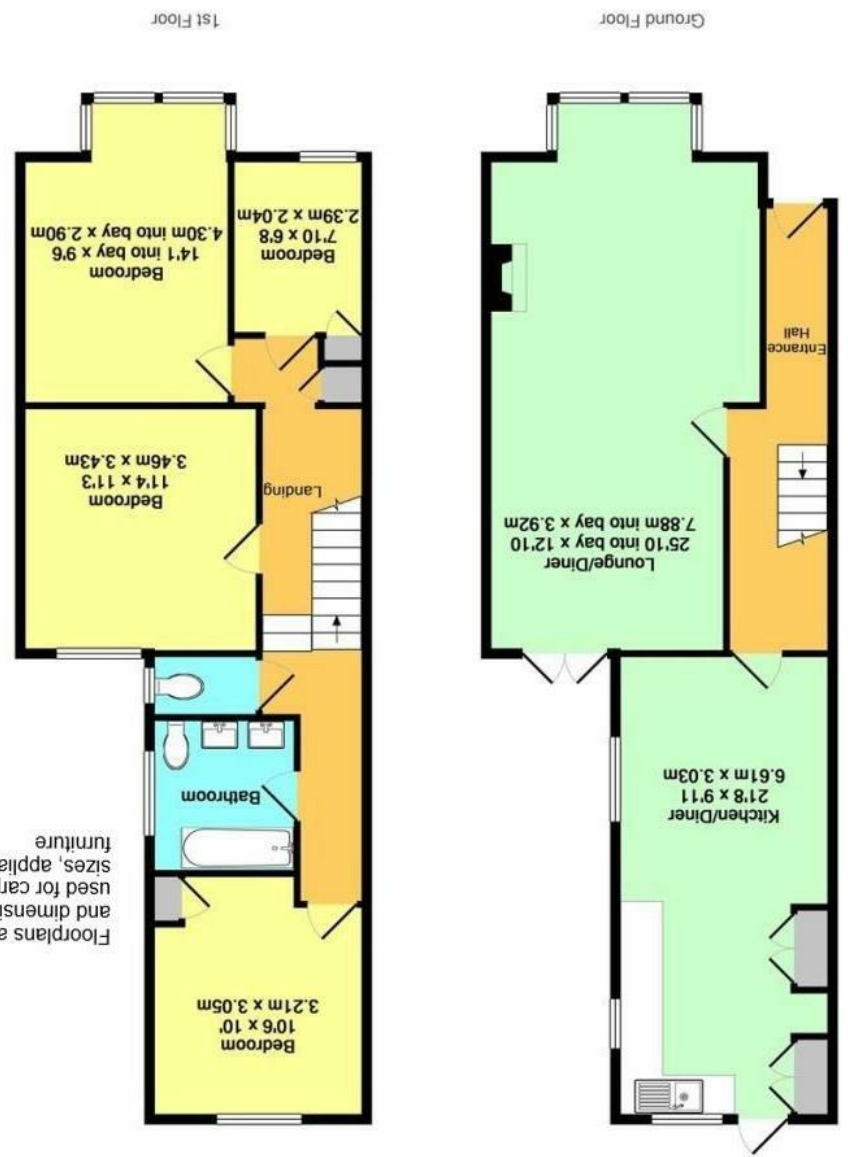
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current
(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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Floorplans are a guide only and dimensions should not be used for carpet, or flooring sizes, appliances or items of furniture



46 Cromwell Road  
Whitstable, CT5 1NN



Working for you and with you

## 46 Cromwell Road Whitstable, CT5 1NN

A charming home dating back to 1902, ideally located in the heart of Whitstable. This spacious and beautifully presented property offers generously proportioned rooms, seamlessly blending period charm with a stylish contemporary finish.

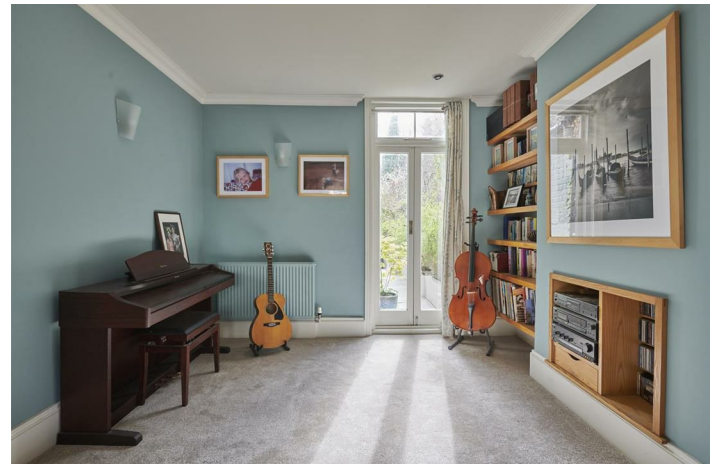
The 25ft dual-aspect lounge/diner is both light-filled and inviting, featuring bespoke shelving, elegant period cornicing, a bay window to the front and doors opening onto the rear garden.

The kitchen/diner is thoughtfully designed with calming green cabinetry and solid wood worktops, creating a warm and welcoming space with access to the rear garden which extends to approximately 80ft, an impressively generous outdoor space, particularly for such a prime central location.

The garden has been cleverly zoned to offer a wonderfully private seating area surrounded by mature greenery and bespoke rendered planters, leading through to a naturalistic wild garden, a useful storage shed/workshop with power and light and gated pedestrian rear access.

Cromwell Road offers a really appealing mix of central convenience, coastal lifestyle and characterful surroundings.

**£545,000**



### ACCOMMODATION

#### Entrance Hall

#### Lounge/Diner

25'10 into bay x 12'10 (7.87m into bay x 3.91m)

#### Kitchen/Diner

21'8 x 9'11 (6.60m x 3.02m)

#### Landing

#### Bedroom 1

11'4 x 11'3 (3.45m x 3.43m)

#### Bedroom 2

14'1 into bay x 9'6 (4.29m into bay x 2.90m)

#### Bedroom 3

10'6 x 10' (3.20m x 3.05m)

#### Bedroom 4/Study

7'10 x 6'8 (2.39m x 2.03m)

#### Bathroom

7'1 x 6'8 (2.16m x 2.03m)

#### Separate WC

#### Rear Garden

80' x 17' (approx measurements) (24.38m x 5.18m (approx measurements))

#### Council Tax Band

Band C : £2,131.55 2026/27

(May we respectfully suggest that interested parties make their own investigations)

#### Tenure

This property is Freehold.

#### Adaptations

There are no adaptations to this property.

### Floorplans & Dimensions

Total Approximate Floor Area - 115msq /1240ftsq

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 & Lifestyle Amenities

Whitstable is a charming and highly sought-after coastal town, celebrated for its relaxed seaside lifestyle and vibrant community atmosphere.

Renowned for its picturesque harbour and shingle beaches, its bustling High Street is lined with an eclectic selection of independent boutiques, artisan cafés, and acclaimed seafood restaurants, reflecting Whitstable's strong culinary reputation—particularly its famous oysters.

There is a thriving creative scene, with galleries, studios, and regular local events contributing to its distinctive character.

Residents benefit from excellent amenities including well-regarded schools, healthcare facilities, and convenient transport links, with direct rail services to London making it ideal for commuters and second-home owners alike.

Whitstable is particularly well regarded for its excellent water sports scene; sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also widely enjoyed along the shoreline, offering a more relaxed way to explore the coast.

Combining coastal charm with a lively yet laid-back atmosphere, Whitstable offers a lifestyle that is both enriching and effortlessly enjoyable.

