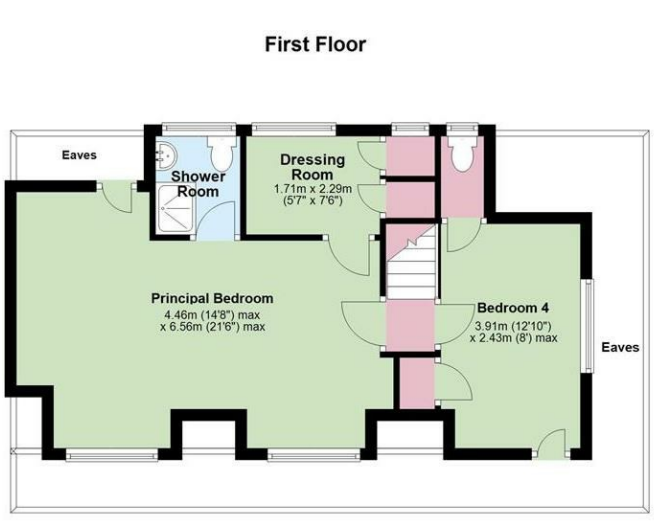
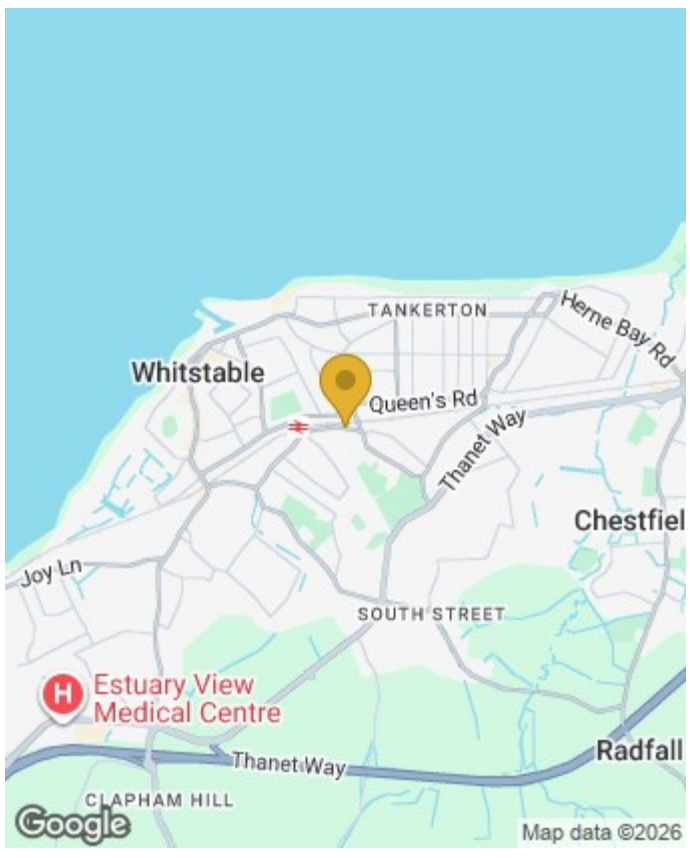
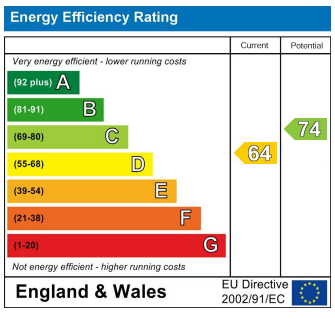
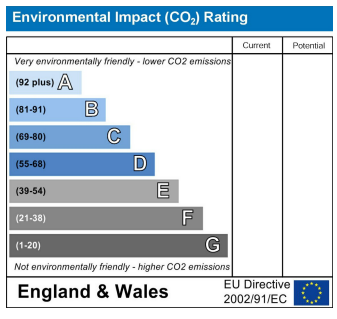
SPILLER BROOKS

13 The Bridge Approach
Whitstable, Kent, CT5 1RA









Total area: approx. 128.1 sq. metres (1378.8 sq. feet)

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

13 The Bridge Approach
Whitstable, Kent, CT5 1RA

A delightful, generously proportioned and adaptable 1930s residence, ideally located on the periphery of Whitstable and Tankerton, combining convenient access to the railway station and a wide range of local amenities with the charm of nearby coastal surroundings.

The present owners have thoughtfully upgraded and refined the property, creating a welcoming interior with a cosy, cottage-inspired feel.

With careful consideration given to every detail, both internally and externally, the improvements reflect the character of the home; the upstairs doors have been replaced in keeping with the age of the property and to match existing and a Woodwarm multi-fuel stove has been installed—just a small indication of the enhancements undertaken throughout.

An outstanding feature of this versatile home is an impressive 21ft principal bedroom suite with walk-in wardrobe/dressing room and en-suite shower room providing both comfort and practicality.

The garden has been thoughtfully designed to provide a peaceful and secluded retreat, featuring several inviting seating areas ideal for enjoying the fine weather. To the front, designated parking has enabled the creation of a highly private courtyard garden—a wonderful suntrap that can be accessed directly from the kitchen.

£499,950

ACCOMMODATION

Kitchen
14'8" x 10'10" max (4.47m x 3.30m max)

Rear Utility Porch

Lounge
13'2" x 12'5" (4.01m x 3.78m)

Reception Room
17'2" x 9'5" (5.23m x 2.87m)

Bedroom 2/Reception
13'3" x 11'8" (4.04m x 3.56m)

Bedroom 3/Reception
10'11' x 10'2 (3.33m' x 3.10m)

Bath & Shower Room
9'6" x 7 (2.90m x 2.13m)

Landing
Doors to

Principal Bedroom
21'6" x 14'8" max (6.55m x 4.47m max)

En-Suite Shower Room
6'3" x 4'11" (1.91m x 1.50m)

Walk-in Wardrobe/Dressing Room
7'6" x 5'7" (2.29m x 1.70m)

Bedroom 4
12'10" x 8 (3.91m x 2.44m)

En-Suite Cloakroom

Council Tax Band
Band D - £2,397.99 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 and Dimensions
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.

Key Features & Useful Information
The vendor has advised us they've carried out an extensive programme of refurbishment and updates, including a complete re-wire, replacing the bathrooms and cloakrooms, updating the exterior of the house by decoration, replacing the majority of the windows, front and back doors, remodelling the driveway and gardens and extending the outside porch to create a utility space with integrated Bosch washing machine. Complete redecoration of each room, including the addition of mantles and replacing all the upstairs doors to match the originals downstairs.

Location & Lifestyle Amenities
A wide range of amenities, including independent retailers, public transport and well-regarded schools, can be found in both Whitstable and Tankerton, approximately 0.8 miles away.

The nearby railway station offers fast and frequent services to London St Pancras and London Victoria, while the A299 is easily accessible, providing convenient connections to the wider road network.

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.

A highly sought-after coastal town known for its distinctive character, working harbour and vibrant high street, with it's coastal lifestyle and character, Whitstable is a desirable place to live.