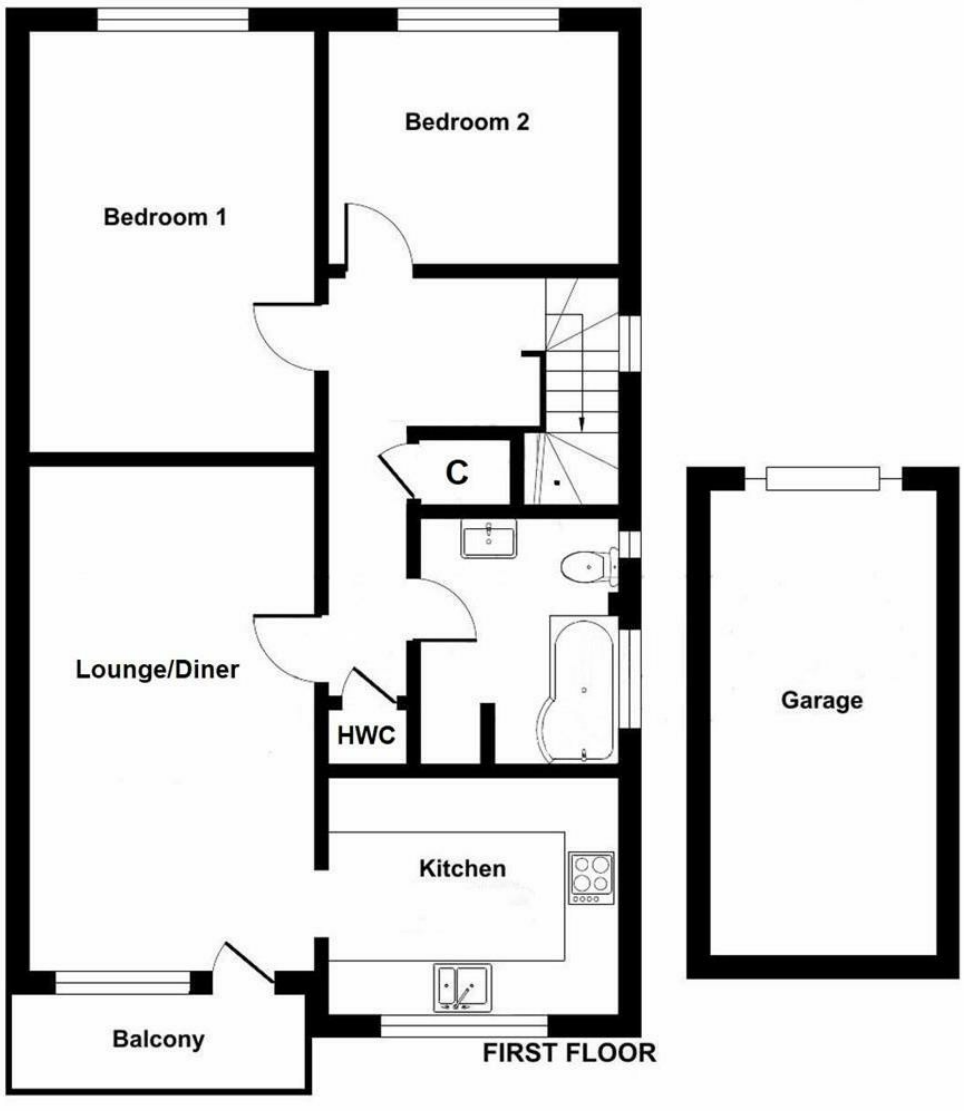
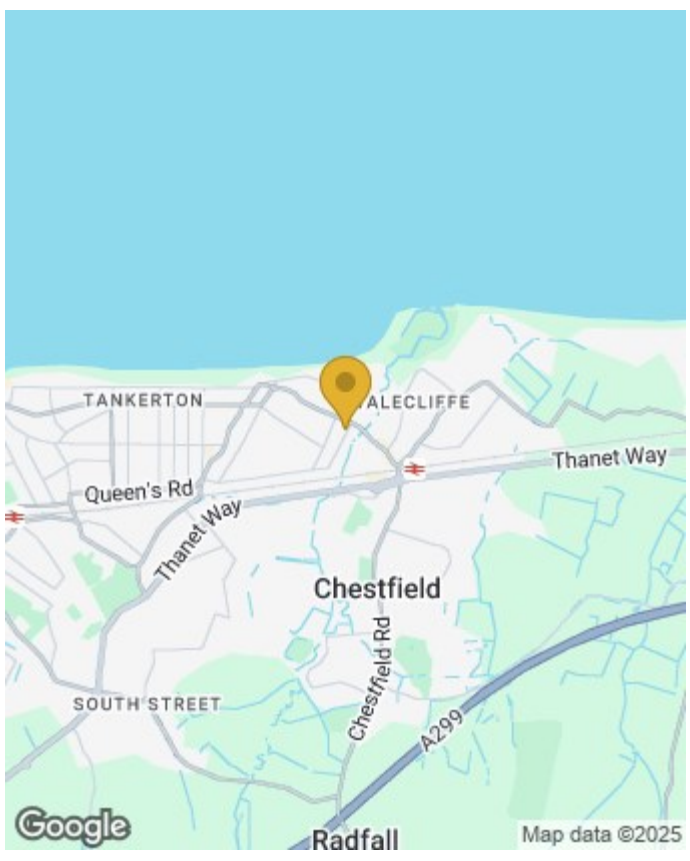
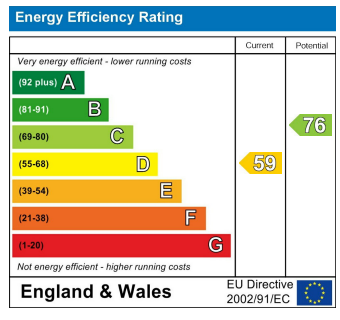
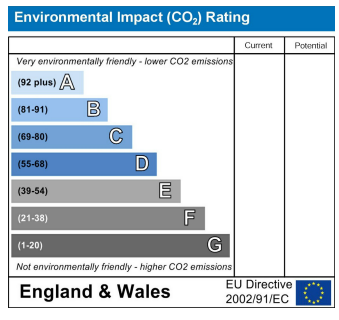
SPILLER BROOKS

Flat 4 Burnan Court Burnan Road
Whitstable, CT5 2SH









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

Flat 4 Burnan Court Burnan Road Whitstable, CT5 2SH

Chain Free Sale - Share of the Freehold – 996 Year Lease

A superb, purpose-built first-floor apartment offering light-filled, well-proportioned accommodation, ideally positioned just moments from highly sought-after Tankerton beach with its array of iconic, brightly painted beach huts.

Refurbished throughout by the current owners, the inviting living space features a generous open-plan lounge and dining area, opening onto a westerly-facing balcony. A contemporary kitchen adjoins the space, creating a sociable layout while maintaining a degree of separation—ideal for entertaining or relaxing without distraction.

Thoughtfully arranged, the two generously sized double bedrooms are positioned at the rear of the apartment, providing a peaceful retreat ideal for rest, relaxation, and an undisturbed night's sleep.

The stylishly appointed bathroom is notably spacious and includes a dedicated laundry area, preserving valuable kitchen space for additional storage or appliances.

A standout feature is the private garden, discreetly tucked behind the garage—an ideal spot to relax in the fresh air or a blank canvas for green-fingered buyers to create a little oasis.

Completing this home is a single garage and the rare benefit of secure off-street parking for two or more vehicles—an exceptional convenience in this desirable coastal location.

£275,000

Entrance Hall
Upvc front door to the ground floor entrance hall. Stairs to the first floor. Upvc double glazed window to the side.

Landing
Large built-in storage cupboard with shelves and wall mounted consumer unit. Second cupboard housing hot water cylinder (unvented hot water system). Sockets for the washing machine and tumbledryer are located in the second cupboard together with the switch for the bathroom radiator. Wall mounted entry phone - we are advised by the vendor it is currently disconnected as they use a Ring doorbell, however it can be reactivated. Waterproof laminate flooring.

Lounge/Diner
18'11 x 10'6 (5.77m x 3.20m)
Large full height Upvc double glazed window and French door with obscure glazed panels to the lower section. The door leads out to the balcony. Wall mounted electric oil filled radiator. Internet socket. TV point. Opening to the kitchen. Waterproof laminate flooring.

Balcony
Westerly facing. Obscured glazed balustrade. Deck tiled flooring.

Kitchen
10'7 x 8'10 max (3.23m x 2.69m max)
Upvc double glazed window to the front. Matching cabinetry with full height pantry unit, integrated fridge/freezer, two magic corner pull out units, two pan drawers and concealed cultlery/utensil drawer and pull out bin unit. Laminate worktop with inset 1½ bowl ceramic sink with mixer tap. Built-in electric fan assisted single oven and grill. Induction hob with glass splashback and angled glass extractor above. Space and plumbing for dishwasher. Waterproof laminate flooring.

Bedroom 1
15'5' x 10'5 (4.70m' x 3.18m)
Upvc double glazed window to the rear aspect. Wall mounted oil filled electric radiator. Loft access. Waterproof laminate flooring.

Bedroom 2
10'6 x 8'6 (3.20m x 2.59m)
Upvc double glazed window to the rear aspect. Waterproof laminate flooring.

Bathroom
8'11 x 7'3 (2.72m x 2.21m)
Two Upvc double glazed obscure windows to the side aspect. Suite comprising 'P' shaped bath with mixer tap, shower screen and mains shower over with fixed rainwater shower head and hand held shower attachment, vanity unit with inset wash hand basin, waterfall tap, drawers below and feature tiled splashback, close coupled WC. Heated towel rail. Two wall mounted bathroom cabinets. Dedicated space and plumbing for washing machine and tumbledryer. Fully tiled walls and tiled floor.

Garage
Single garage in a block with up and over door to the front. Ideal for storage of bikes, beach equipment and garden tools.

Parking
Double gates leading to the secure parking area. Two or three parking spaces (dependent upon size of vehicles) - for this apartment only.

Private Rear Garden
Private garden for this apartment only. Currently laid to shingle.

Front Garden
Predominantly laid to lawn. Tarmac driveway leading to the garages, private parking spaces and private garden.

Tenure
¼ Share of the Freehold

Lease : 999 years from 22 April 2021 - 996 years remaining

Ground Rent : N/A

Service Charge : As and when required basis

Buildings Insurance Contribution : £472 - we understand this is the contribution for 2025

Gardener Contribution : £7 per grass cut

The above information to be confirmed by the vendor's solicitor at the time of a sale transaction.

Council Tax Band
Band B - £1,791.42 2025/26
(we respectfully suggest that interested parties make their own investigations)

Adaptions
There are no adaptions to this property.

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.

Location & Amenities
The pebble beach and picturesque seafront (0.3 miles), approx 8 minutes on foot.

Swalecliffe parade of shops, including a pharmacy (0.3 miles).

Chestfield and Swalecliffe Railway Station (0.3 miles).

Additional shopping facilites in Tankerton Road, including a Post Office in Tesco Express (0.8 miles), restaurants, cafes and bakeries.

Whitstable, a prospering and popular coastal town, with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes (1.7 miles).

Sainsburys and Chestfield Medical Centre (0.6 miles).

Frequent bus services are located nearby in Herne Bay Road.

The Barn public house and Chestfield golf club (1 mile).

The A299 is easily accessible for access to both the A2 and M2.