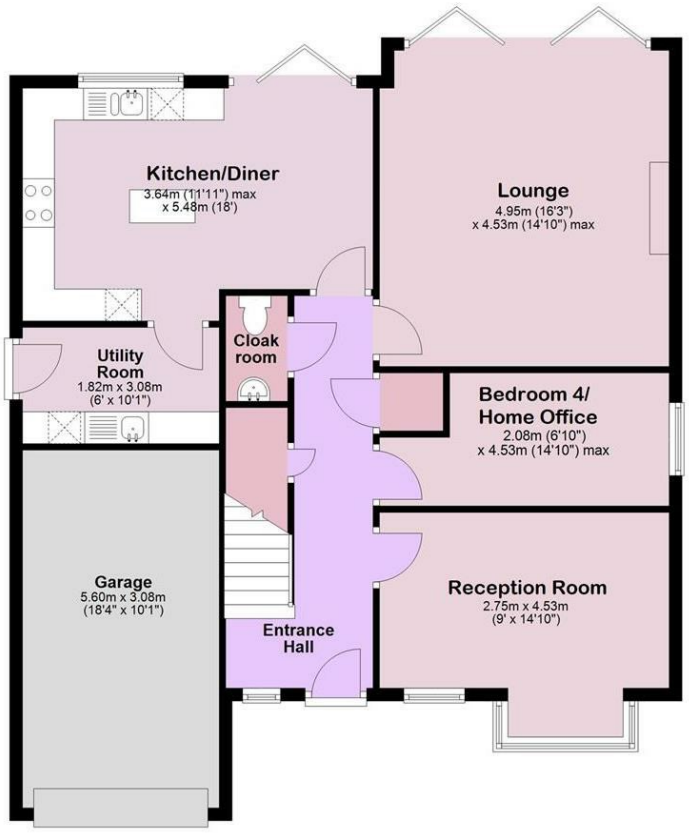
SPILLER BROOKS

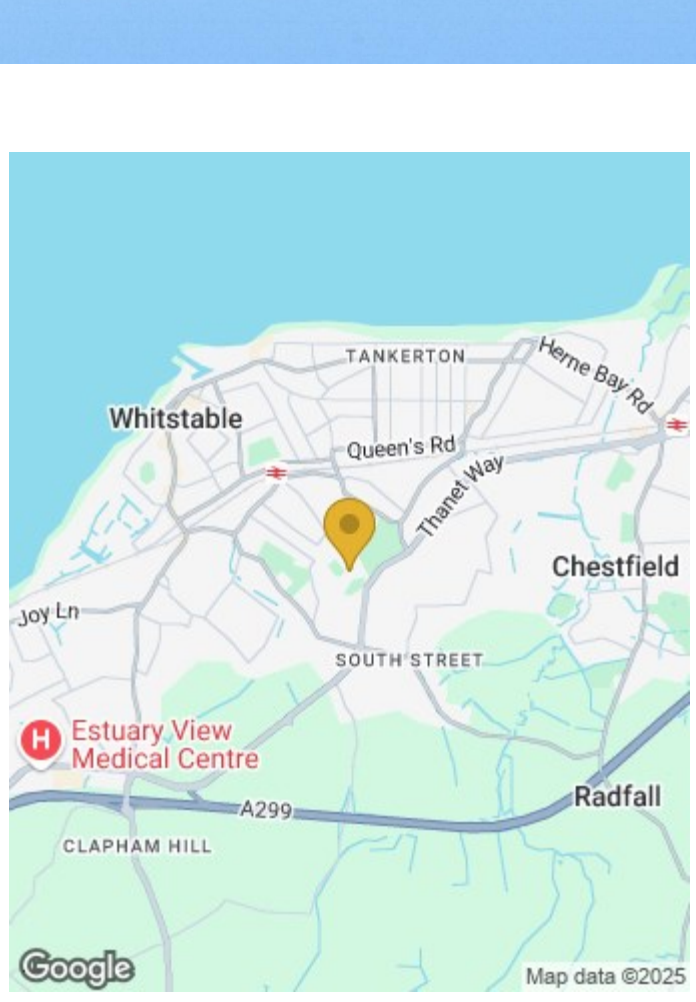
47 Invicta Road
Whitstable, CT5 1PN

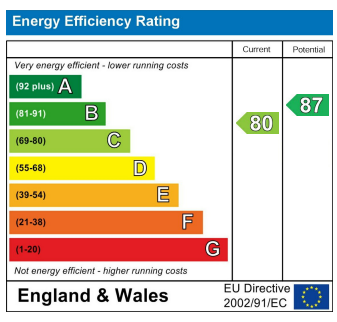
Ground Floor
Approx. 103.9 sq. metres (1118.4 sq. feet)

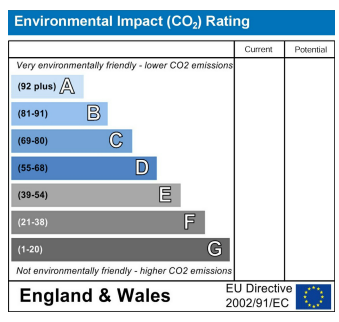


First Floor
Approx. 71.3 sq. metres (767.8 sq. feet)

Total area: approx. 175.2 sq. metres (1886.3 sq. feet)







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

47 Invicta Road
Whitstable, CT5 1PN

Built in 2011 by a reputable builder and forming part of an attractive development known as Invicta Fields, this home has been maintained to the highest standards by the vendor and benefits from thoughtful upgrades and pristine presentation throughout.

Located in favoured Whitstable, a fashionable and flourishing coastal town, this chalet bungalow is nestled in a select cul-de-sac away from passing traffic, yet with the comfort and convenience of amenities close by.

A double height entrance hall is a welcoming introduction to this well-proportioned property. The versatile accommodation comprises kitchen/diner and lounge, both with access to the rear garden, second reception room currently used as a dining room but could equally become an additional bedroom or family room, home office, also with the versatility to provide further living or sleeping accommodation if required, cloakroom and utility room, a practical and valuable addition to any home.

On the first floor the principal bedroom benefits from en-suite facilities which were upgraded in 2022 to provide a contemporary shower room with underfloor heating adding to the appeal of this home. Two further double bedrooms and an exceptionally spacious four-piece bathroom complete the interior.

The gardens are well tended providing an attractive and private setting for enjoyment of a sunny day or entertaining family and friends.

An integral garage could easily lend itself to providing additional accommodation (STPP), ideal for an annex.

A generous block paved driveway is the finishing touch to this superb home.

£735,000

USEFUL INFORMATION
500mb fibre broadband (not tested by the agent).

Dual zone heating – ground floor and first floor are controlled by two wireless thermostats enabling increased efficiency and no wasted energy, a highly desirable asset.

High specification, high performance aluminium bi-folding doors recently fitted in the lounge (with day and night blinds) and kitchen giving easy access to the rear garden.

Water softener

Granite worksurfaces with matching upstand

Integrated kitchen appliances including a Neff dishwasher

Built-in wardrobes to Bedrooms 1 and 2

Solid Oak flooring to the entrance hall and study

Recently fitted hardwearing Core stair carpet

Oak finish internal doors

Thermostatically controlled radiators

All lighting outlets fitted with LED bulbs

Exterior courtesy lighting

Cotswold Stone window ledges

Garage with remote controlled door, power and light

Cloaks and utility cupboards both with lights

Water butt

LOCATION & AMENITIES
Whitstable town with its working harbour, diverse range of fashionable boutiques, eateries, quirky walkways and scenic coastline is approximately 1 mile.

Tesco Superstore (0.5 miles) and Sainsburys (2 miles).

The Whitstable School providing secondary education (0.4 miles).

Bus services to local towns nearby in Millstrood Road.

Estuary View, a state of the art medical centre, with a minor injuries and minor ops unit is approximately 2 miles.

Easy pedestrian access to the Crab & Winkle Way, a path & cycle route to Canterbury (7.6 miles).

Major road links are easily accessible via the A299.

INTEGRAL GARAGE
In our opinion the garage could lend itself to additional accommodation or annex potential subject to all necessary consents.

ACCOMMODATION

Entrance Hall

Kitchen/Diner
18 x 11'11 (5.49m x 3.63m)

Lounge
16'3 x 14'10 (4.95m x 4.52m)

Reception Room
14'10 x 9' (4.52m x 2.74m)

Bedroom 4 / Home Office
14'10 x 6'10 (4.52m x 2.08m)

Utility Room
10'1 x 6' (3.07m x 1.83m)

Cloakroom

Bedroom 1
13' x 12'2 (3.96m x 3.71m)

En-Suite Shower Room
10'6 x 8'4 (3.20m x 2.54m)

Bedroom 2
13' x 12' (3.96m x 3.66m)

Bedroom 3
15'8 x 8'4 (4.78m x 2.54m)

Bathroom
11'1 x 8'10 (3.38m x 2.69m)

Integral Garage
18'4 x 10'1 (5.59m x 3.07m)

Tenure
This property is Freehold.

Council Tax Band
Band E : £2,815.08 2025/26
We would suggest that interested parties make their own enquiries.

Agent's Note
We understand that the vendor makes a contribution of £50 per annum towards the maintenance of the private road (to be confirmed by solicitors at the time of a sale transaction).