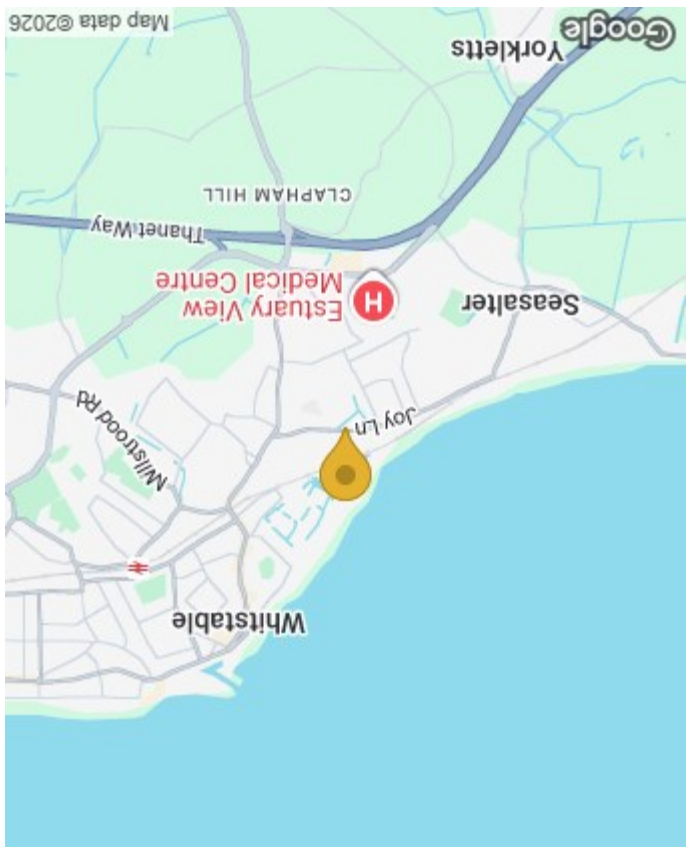

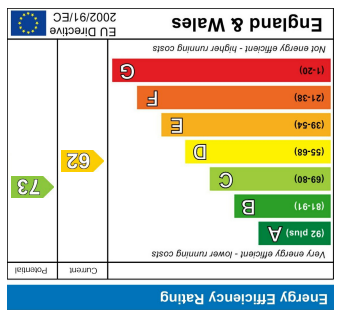

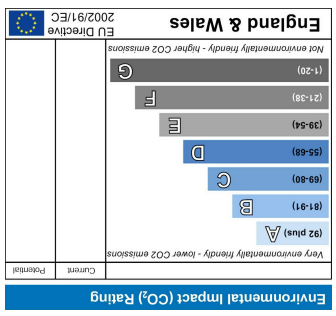

Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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Working for you and with you

60 Joy Lane
Whitstable, CT5 4LT

Occupying a generous plot with an impressive 136ft south-facing rear garden, this attractive 1930s home benefits from a highly sought-after position on Joy Lane, one of Whitstable's most desirable residential roads.

Offering spacious and versatile accommodation, the property presents an exciting opportunity for a new owner to further enhance and adapt the existing home to suit their individual needs. The substantial plot provides excellent scope for extension, subject to the necessary planning consents, with the large rear garden offering plenty of space for outdoor entertaining, family life and future landscaping.

The location is equally appealing, with a wealth of local amenities within easy reach. Favoured Joy Lane Primary School is close by, while the popular coastline provides an array of opportunities for water sports and outdoor pursuits. Whitstable's vibrant town centre, with its harbour, independent shops, cafés and restaurants, is also within easy reach.

Combining the character and proportions of a 1930s home with an exceptional amount of outside space and considerable potential for the future, this is a property with considerable appeal.

£775,000

Entrance Hall

Dining Room
13'3 x 11'9 (4.04m x 3.58m)

Kitchen/Breakfast Room
13'2 x 9' (4.01m x 2.74m)

Conservatory
13'8 x 8'6 (4.17m x 2.59m)

Sitting Room
15'4 x 12'2 (4.67m x 3.71m)

Utility Room

Cloakroom

First Floor Landing

Principal Bedroom
15'2 x 12'2 (4.62m x 3.71m)

En-Suite Bathroom

Bedroom 2
12'1 x 11'8 (3.68m x 3.56m)

Bedroom 3
11'8 x 8'2 (3.56m x 2.49m)

Shower Room

Second Floor Landing

Bedroom 4 - sloping ceiling
11'11 x 11 (3.63m x 3.35m)

Bedroom 5 - sloping ceiling
10'11 x '8 (3.33m x '2.44m)

Bathroom

Attached Single Garage
16'5 x 9' (5.00m x 2.74m)

South Facing Rear Garden
136' x 50' (41.45m x 15.24m)

Front Garden
Provides ample off road parking.

Tenure
The property is Freehold.

Council Tax Band
Band F : £3,463.76 2026/27
(May we respectfully suggest interested parties make their own investigations)

Floorplan & 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
The picturesque seafront and coastal walks are exceptionally close by, approximately 0.5 miles and 10 minutes on foot.

Joy Lane is widely regarded as one of Whitstable's most sought-after addresses, positioned within this popular and fashionable seaside town, renowned for its character, coastal setting and vibrant atmosphere. Whitstable offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with a wealth of leisure pursuits including sailing, water sports and bird watching. The town is particularly celebrated for its seafood and enjoys a thriving culinary scene, with an appealing mix of traditional establishments and contemporary dining.

For families, the area benefits from a broad selection of well-regarded schools, while the historic cathedral city of Canterbury is also within easy reach and provides an extensive choice of educational opportunities. Canterbury is home to a number of highly regarded schools, colleges and the University of Kent and Canterbury Christ Church University, making it an important educational centre for the region. The city also offers an excellent range of shopping, from well-known high-street names and department stores to independent boutiques and specialist retailers, including the popular Whitefriars shopping area, together with an impressive selection of restaurants, cafés, bars, theatres and cultural attractions.

The area is well served for medical facilities including Estuary View Medical Centre providing GP care alongside an urgent treatment/minor injury unit, X-ray facilities and specialised outpatient clinics.

Whitstable mainline railway station offers regular services to London Victoria and London St Pancras, as well as convenient connections to other destinations across Kent.

The A299 is easily accessible, providing links to the M2 and A2 and the wider motorway network, making Canterbury, London and other major centres readily accessible by road.