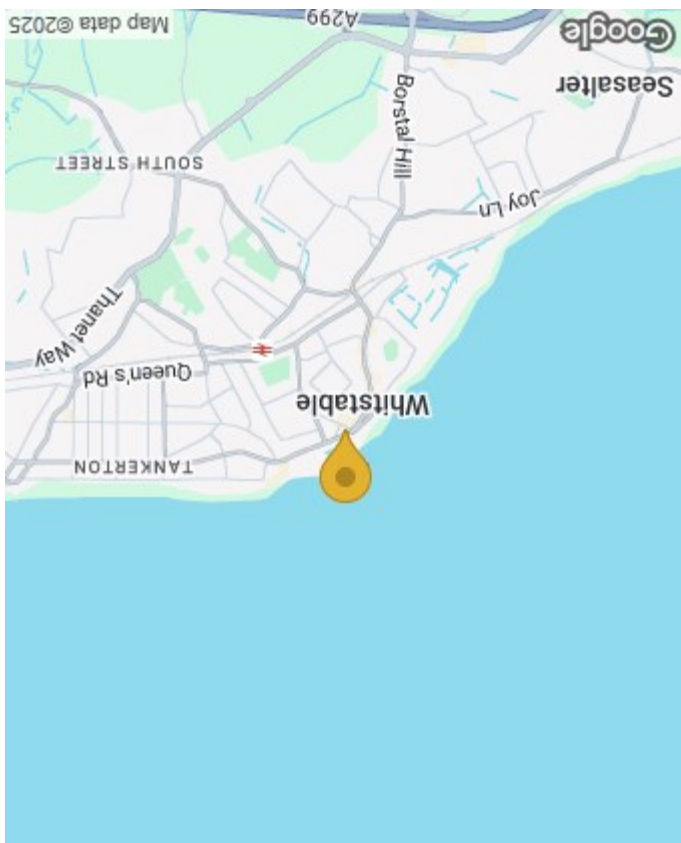


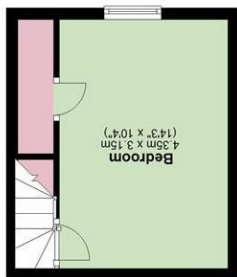


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

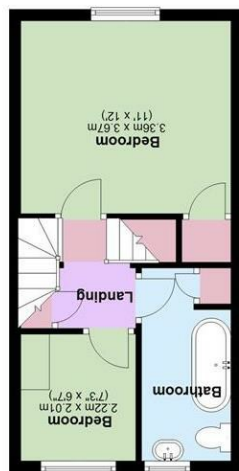
England & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower CO <sub>2</sub> emissions (A)	(81-91)
Energy efficient - lower running costs (B)	(69-80)
Decent (C)	(55-68)
Below average (D)	(39-54)
Average (E)	(21-38)
Below average (F)	(1-20)
Very energy inefficient - higher CO <sub>2</sub> emissions (G)	(1-20)



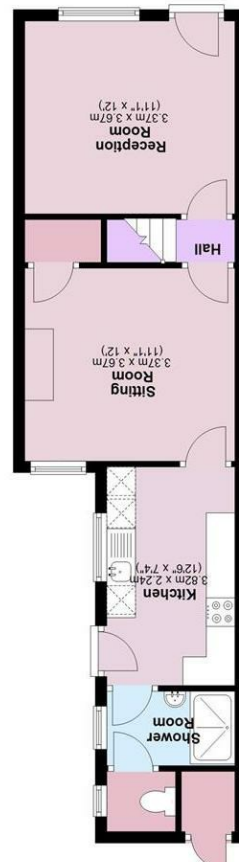
Total area: approx. 86.8 sq. metres (934.4 sq. feet)



Second Floor  
Approx. 16.0 sq. metres (171.8 sq. feet)



First Floor  
Approx. 28.2 sq. metres (303.2 sq. feet)



Ground Floor  
Approx. 42.7 sq. metres (459.4 sq. feet)



7 Woodlawn Street  
Whitstable, CT5 1HG



Working for you and with you

## 7 Woodlawn Street Whitstable, CT5 1HG

Fabulous heart of Whitstable location.

Whitstable is a prospering and popular coastal town with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes adding to the attraction of living by the sea.

This traditional terraced house is situated within minutes of the picturesque seafront and vibrant town centre.

The charming accommodation comprises separate dining room, sitting room with feature open brick fireplace adding character and warmth, well fitted galley-style kitchen and 3 bedrooms, one double and one single on the first floor with a quirky wooden staircase leading to a double bedroom which occupies the entire top floor. Conveniently, there are two washroom facilities, a ground floor shower room and upstairs bathroom.

A small cottage-style garden with pedestrian gated access is the finishing touch.

For sale chain free, this home is an attractive option for those looking to move in without delay and presents a wonderful opportunity to embrace coastal living in one of Kent's most sought-after locations.

£420,000



### Dining Room/Reception

12' x 11'1" (3.66m x 3.38m)

Wooden front door with obscure glazed panels. Window to the front. Built-in window seat with storage. Picture rail. Radiator with decorative cover. Wall mounted box housing electric meters. Two wall light points. Exposed floorboards.

### Sitting Room

12' max x 11'1" (3.66m max x 3.38m)

Sash window to rear. Feature brick fireplace with open grate. Picture rail. Radiator. Built-in under stairs storage cupboard. Two wall light points. TV point. Exposed floorboards.

### Kitchen

12'6" x 7'4" (3.81m x 2.24m)

Window to side. Matching range of base and wall units. Wooden worktop with inset ceramic sink, drainer and mixer tap. Five ring gas hob with stainless steel extractor above and electric single oven below. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Partially tiled walls. Radiator. Inset downlighters. Loft hatch. Tiled floor. Stable style back door to the garden. Door to

### Shower Room

7'10" into shower x 3'10" (2.39m into shower x 1.17m)

Window to side. Suite comprising large walk in fully tiled shower with mains shower unit and small wall mounted wash hand basin. Built in cupboard housing Ideal combination gas boiler - there is a remote room thermostat. Inset downlighters. Tiled floor and door to separate WC.

### Separate WC

Obscure window to the side. Close coupled WC. Radiator. Tiled floor.

### First Floor Landing

Stairs to the second floor. Door to the principal bedroom and door to small inner lobby with built-in cupboard and doors to bedroom 3 and the bathroom.

### Principal Bedroom

12' x 11' (3.66m x 3.35m)

Sash window to the front. Picture rail. Built-in wardrobe cupboard. Radiator. Exposed floorboards.

### Bedroom 3

7'3" x 6'7" (2.21m x 2.01m)

Sash window to the rear overlooking the rear garden. Feature fireplace. Radiator. Exposed floorboards.

### Bathroom

11' x 4'11" (3.35m x 1.50m)

Obscure window to the rear. Suite comprising free standing clawfoot bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Built-in cupboard with slatted shelves and storage. Wood panelling to the lower elevation. Exposed feature brickwork to one wall. Extractor fan. Exposed floorboards.

### Second Floor Bedroom

14'3" x 10'4" (4.34m x 3.15m)

Sloping ceilings. Dormer window to the front. Built-in wardrobe cupboard with hanging rail and shelf. Radiator. Exposed floorboards.

### Rear Garden

Low maintenance cottage-style garden. Storage shed. Exterior tap. Rear pedestrian gate.

### Tenure

This property is Freehold.

### Council Tax Band

Band C : £2,047.33 2025/26

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

### Adaptions

There are no adaptions to this property.

### Dimensions & Floorplans

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

Whitstable mainline railway station 0.5 miles on foot (approx 10-12 mins) provides fast and frequent links to both London St Pancras & London Victoria.

Frequent bus services to local towns are available in Harbour Street a few minutes walk (0.1 miles).

Whitstable offers a diverse range of amenities including water sports facilities, a thriving arts culture, independent retailers, favoured restaurants and cafes.

Motorway links can be accessed via the A299 (approx 1.9 miles)

