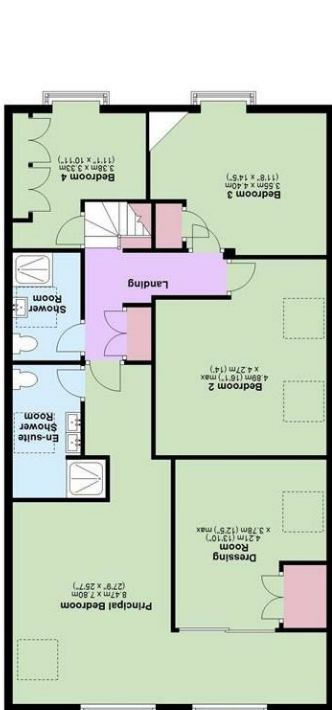
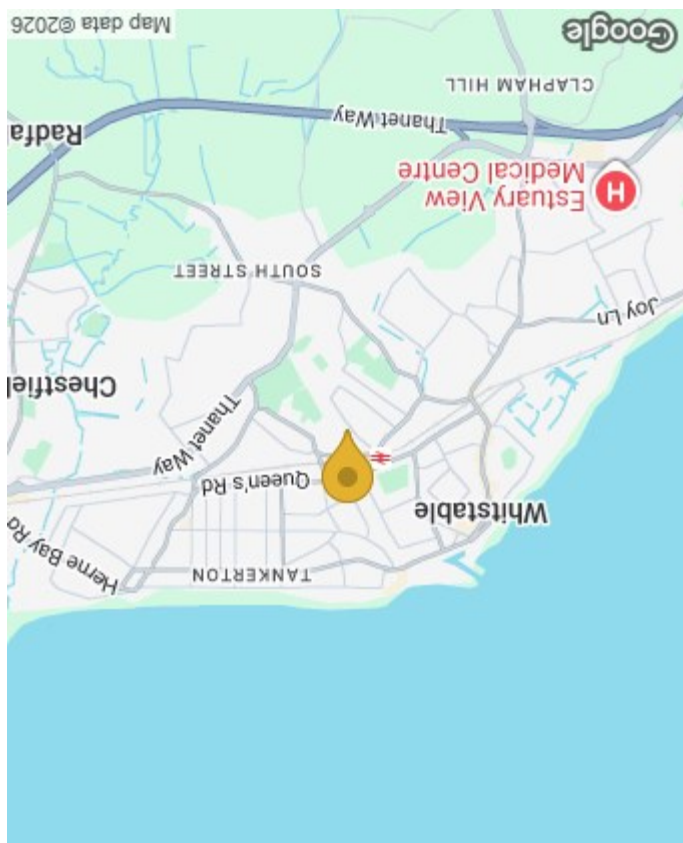




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(92 plus) A
Very environmentally friendly - lower CO2 emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(81-91) A
	(69-80) B
	(55-68) C
	(39-54) D
	(21-38) E
	(1-20) F
Not energy efficient - higher running costs	(1-20) G



Main area: Approx. 235.0 sq. metres (2529.2 sq. feet)



Ground Floor



41 Seymour Avenue
Whitstable, CT5 1SA

Working for you and with you



**41 Seymour Avenue
Whitstable, CT5 1SA**

An impressive home extending to approximately 2529 sqft (235 sqm) of well-appointed accommodation, ideally positioned within easy walking distance of the railway station with frequent services to London, the town centre and the beach.

Smartly presented throughout, the ground floor provides distinct yet well-connected rooms for comfort and convenience, well suited to family life, entertaining and intergenerational home sharing.

Comprising 6 bedrooms and 3 bathrooms, the pièce de résistance is a generous principal bedroom suite featuring a super walk-in wardrobe/dressing room (13'10 x 12'6), a stylish en-suite shower room with twin wash hand basins, and a versatile, tucked-away area ideal for hobbies or quiet reflection.

Sitting on a good size plot, there is ample space for a keen gardener and family entertainment enhanced by a garden studio, hot tub and bar area; leisure space for all.

Nestled on the charming Kent coast, Whitstable is renowned for its seaside character, vibrant independent shops, and famous oysters, making it a truly special place to call home

£769,000



**41 Seymour Avenue Whitstable CT5 1SA
ACCOMMODATION - Ground Floor**

Kitchen/Breakfast Room
20'9 x 12' (6.32m x 3.66m)

Lounge
20'8 x 14'1 (6.30m x 4.29m)

Dining Room
25'4 x 11'8 (7.72m x 3.56m)

Utility Room
6'9 x 5'10 (2.06m x 1.78m)

Study
7'11 x 6'9 (2.41m x 2.06m)

Bedroom 5
10'11 x 9'7 (3.33m x 2.92m)

Bedroom 6
14'1 x 9'9 (4.29m x 2.97m)

Bathroom
8'6 x 6'9 (2.59m x 2.06m)

ACCOMMODATION - First Floor

Principal Bedroom
27'9 max x 25'7 max (8.46m max x 7.80m max)

Walk-in Wardrobe/Dressing Room
13'10 x 12'5 (4.22m x 3.78m)

En-Suite Shower Room

Bedroom 2
16'1 x 14' (4.90m x 4.27m)

Bedroom 3
14'5 x 11'8 (4.39m x 3.56m)

Bedroom 4
11'1 x 10'11 (3.38m x 3.33m)

Shower Room

GARDEN STUDIO
15'7 x 12'8 (4.75m x 3.86m)

Council Tax Band
Band C : £2,131.55 2026/27

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

Tenure
This property is Freehold.

KEY FEATURES

Garden Studio - insulated, double glazed and air-conditioned

Covered Hot Tub

Internet - direct fibre, 500 Mbps to 2 Gbps (subject to subscription)

Mesh whole home wifi coverage, including garden and garden studio

Water softener

Principal Bedroom - air-conditioned

Lounge & Bedrooms - digital terrestrial TV

Lounge - underfloor heating

Kitchen - 5 ring gas hob, gas double ovens, separate grill and warming drawer. Plumbing for water and ice dispenser for fridger freezer

Study - air-conditioned

Pedestrian gated rear access via All Saints Close

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

Seymour Avenue offers an ideal blend of coastal lifestyle and everyday convenience.

The property is within easy walking distance of the town centre (0.8 miles) known for its vibrant mix of independent shops, cafés and seafood restaurants, seafront (1 mile) and the popular harbour (0.7 miles).

Excellent transport links are close by, with Whitstable railway station (0.2 miles) providing direct services to London, making it perfect for commuters.

The area is also well served by a range of highly regarded primary schools and The Whitstable School (a coeducational secondary school), along with local supermarkets, retail facilities and healthcare services.

Well-established and family-friendly, this location combines a relaxed seaside atmosphere with strong connectivity and a wide range of amenities.

