



NAEA Licensed Estate Agents

# Whitstable

Cromwell Road, Whitstable, Kent, CT5 1NW

## £600,000



Situated in the heart of Whitstable's vibrant town centre, this extended mid-terrace residence represents a rare opportunity to acquire a stylish and versatile home in one of the town's most sought-after locations. Just a short stroll from the harbour, independent boutiques, award-winning restaurants and seafront, the property combines contemporary living with Whitstable's unique coastal charm.

✉ whitstable@kent-estate-agencies.co.uk

☎ 01227 272302

📍 100, Tankerton Road, Whitstable, CT5 2AH

[www.kea.org.uk](http://www.kea.org.uk)





## Property Information

Situated in the heart of Whitstable's vibrant town centre, this extended mid-terrace residence represents a rare opportunity to acquire a stylish and versatile home in one of the town's most sought-after locations. Just a short stroll from the harbour, independent boutiques, award-winning restaurants and seafront, the property combines contemporary living with Whitstable's unique coastal charm.

Behind its attractive façade lies an impressive interior that has been thoughtfully extended to provide exceptional space and flexibility. The accommodation is arranged to include two separate reception rooms and the true highlight of the home the 32ft kitchen/breakfast room at the heart of the house. This expansive space offers an ideal setting for both everyday living and entertaining. To the first floor are three generously proportioned double bedrooms, each filled with natural light, and a beautifully appointed family bathroom with quality fittings.

The garden has been meticulously landscaped to create a private outdoor retreat complete with Millboard decking, perfect for alfresco dining or evening relaxation. Further enhancing the property's appeal is the off-road parking to the rear, a highly desirable feature in this central location.

Whitstable town centre is within a few minutes' walk with its range of retail outlets, galleries, bars and restaurants for which it has become renowned. Whitstable Railway Station provides frequent services to London, (Victoria approximately 1hr 20mins and 1hr 6mins on the high speed Javelin to St. Pancras). The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### Entrance Hall

Partially glazed painted wood front entrance door. Radiator. Understairs storage cupboard. Stairs leading to first floor. Tiled flooring.

### Lounge 14' 10 into bay x 11' 9 (4.53m into bay x 3.36m )

Feature fireplace housing log burning stove. Bay window to front. Radiator. Wood flooring.

### Dining Room 12' 2 x 10' 2 (3.71m x 3.1m )

Radiator. Wood flooring. Doors to garden.

### Kitchen/Breakfast Room 32' 3 x 9' 5 (9.83m x 2.88m )

The kitchen is planned with a matching range of wall and base units arranged on three walls. Inset ceramic double butler sink unit. Partially tiled walls. Gas cooker point. Plumbing for washing machine. Integrated dishwasher. Window to side and rear. Radiator. Wood flooring. Door providing access to rear garden.

### Landing

Access via loft ladder to insulated and partly boarded loft with light. Radiator.

### Bedroom 1 15' 6 x 13' 10 (4.73m x 4.22m )

Windows to front. Radiator. Wood flooring. Door to balcony.

### Bedroom 2 10' 11 x 10' 1 (3.33m x 3.05m )

Window to rear Built-in cupboard. Radiator. Wood flooring.

### Bedroom 3 9' 7 x 9' 4 (2.93m x 2.85m )

Window to rear. Radiator. Wood flooring.

### Bathroom 11' 10 x 6' 3 (3.61m x 1.83m )

Suite in white comprising panelled bath with mixer tap and shower attachment, wall hung wash hand basin and close coupled WC. Radiator. Partially tiled walls. Frosted windows to side. Tiled flooring. Extractor fan. Cupboard housing combination gas boiler supplying hot water and central heating.

### Rear Garden 15' 0 x 89' 0 (4.58m x 27.13m )

Mainly laid to lawn with flower beds, bushes and shrubs. Millboard decking providing large seating area. Timber shed. Gated pedestrian rear access and access to parking.

### **Main Services**

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

### **Heating**

Central heating is provided by a gas fired boiler situated in the bathroom and hot water radiators as indicated in these particulars.

### **Windows**

The windows are mix of UPVC and wooden double glazed sealed units.

### **Tenure**

The property is to be sold Freehold with vacant possession.

### **Council Tax**

We are advised by the Valuation Office that the property is currently within Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

### **Viewing**

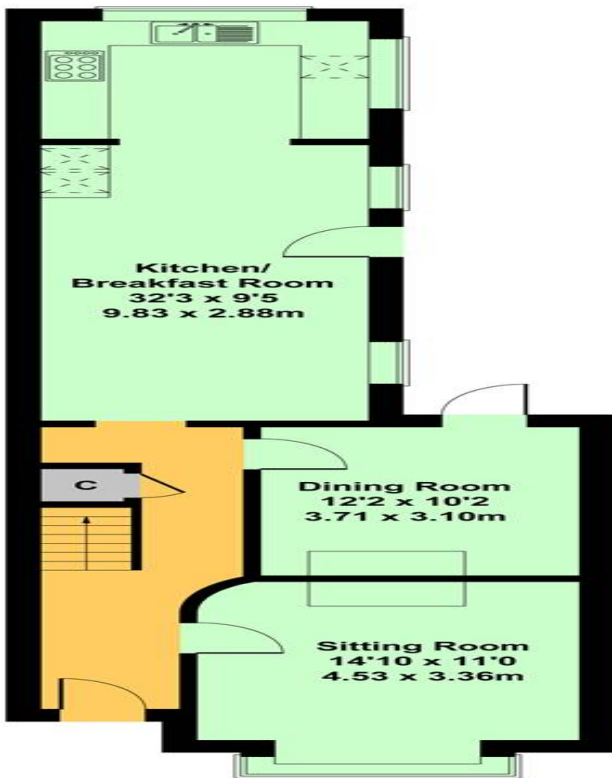
Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

### **Agent Notes**

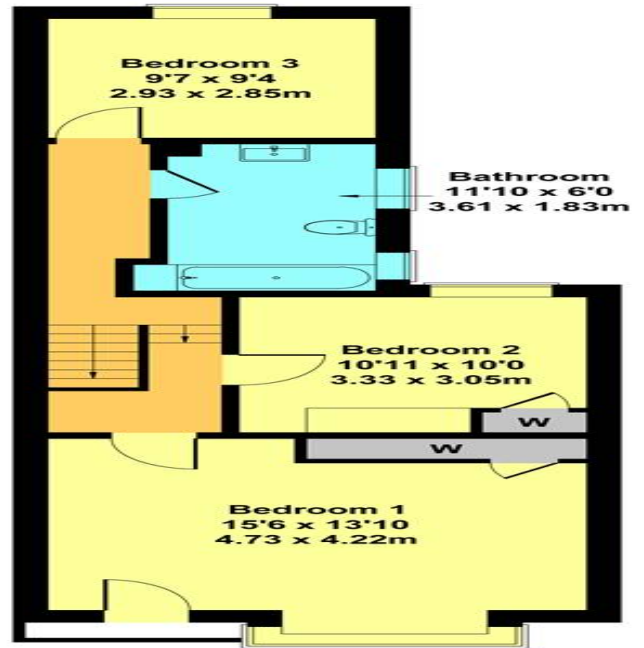
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Approximate Gross Internal Area  
1313 sq ft - 122 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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# Energy performance certificate (EPC)

14 Cromwell Road WHITSTABLE CT5 1NW	Energy rating	Valid until:	14 May 2034
	<b>D</b>	Certificate number:	6600-3112-0322-3394-3743

Property type	Mid-terrace house
Total floor area	121 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

