

# KE



5 Borstal Hill, Whitstable, CT5 4LX

£365,000

- Chain Free Sale
- Walking Distance Of Popular Whitstable Town And Beach
- Whitstable Has The High Speed Train Links To London St Pancras
- Period Cottage With Some Gorgeous, Original Features
- Rarely Available In This Location



## 5 Borstal Hill, Whitstable CT5 4LX

Whitstable town centre is a charming Kent seaside hub known for its vibrant independent shops, art galleries, cafes, and proximity to the harbour and beach, offering a mix of traditional and contemporary boutiques, fresh seafood spots like Wheelers Oyster Bar, and historic sites like Whitstable Castle, all easily accessible from the coast. Key features include the bustling Harbour Market, streets filled with unique businesses, and coastal walks, making it a popular destination for shopping, dining, and culture.

Believed to date from the 1600s, this enchanting Grade II listed cottage exudes timeless charm and character, showcasing a wealth of beautifully preserved and sympathetically enhanced features. These include a traditional Kent peg-tiled roof, an impressive inglenook fireplace, and elegant exposed timber beams throughout.

The ground floor offers a delightful and inviting lounge, complemented by a discreet utility room and a thoughtfully designed, compact fitted kitchen. A striking curved staircase rises to the first floor, revealing two generously proportioned and characterful bedrooms, along with a refined cloakroom and a well-appointed fitted bathroom.

Outside, the cottage enjoys a particularly attractive and well-sized garden, providing a peaceful retreat. Perfectly positioned, the property lies within easy strolling distance of Whitstable's renowned amenities, harbour, and vibrant coastal lifestyle.



Council Tax Band: C



## **GROUND FLOOR**

### **Lounge Diner**

19'9 x 15'1

### **Kitchen**

15'5 x 6'6

### **Utility Room**

6' x 4'4

## **FIRST FLOOR**

### **Bedroom 1**

12'5 x 10'3

### **Bedroom 2**

11'9 x 7'3

### **Bathroom**

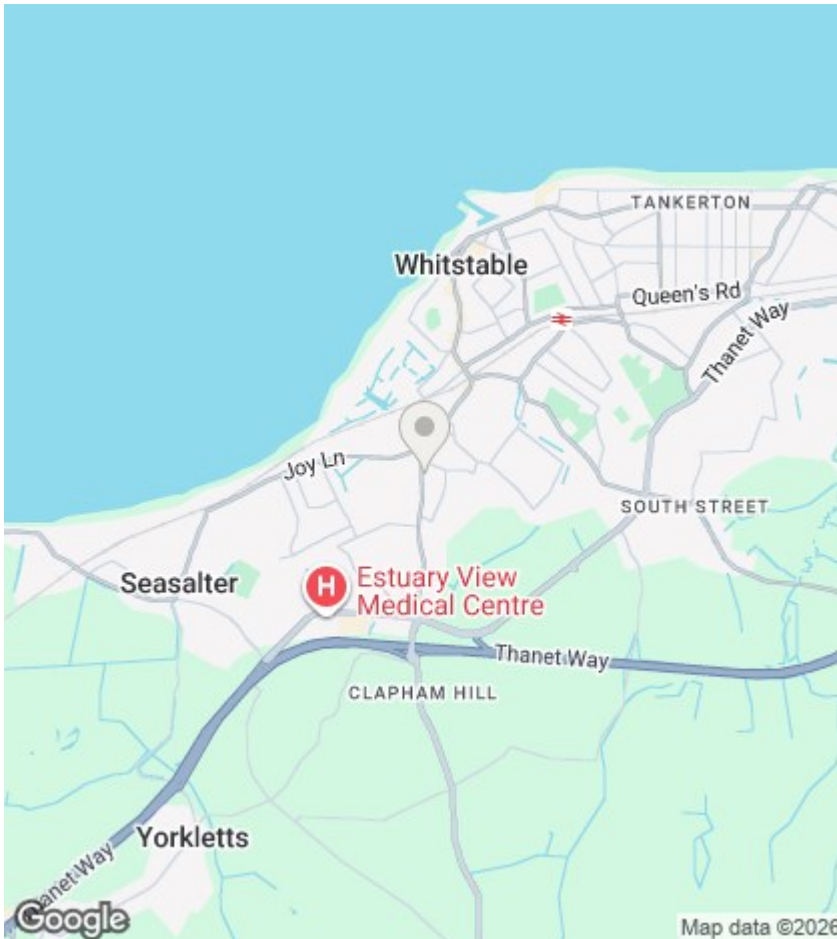
### **WC**

## **OUTSIDE**

### **Rear Garden**

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from out sellers



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

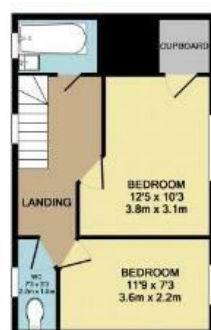
## EPC Rating:

D

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>56</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



GROUND FLOOR  
APPROX. FLOOR  
AREA 133.9 SQ.M.  
(1462 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.8 SQ.M.  
(343 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.8 SQ.M. (805 SQ.FT.)

Measurements are taken from the internal face of the walls. They are not intended to be used for legal purposes. They are for information only.