CHRISTOPHER HODGSON









Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

25 Cromwell Road, Whitstable, Kent, CT5 1NW

A spacious Victorian terraced house in a highly desirable central location, conveniently positioned within moments of the bustling town centre with its wide range of shops, cafés, eateries, and independent galleries. The beach, working harbour, and mainline train station are all within short walking distance.

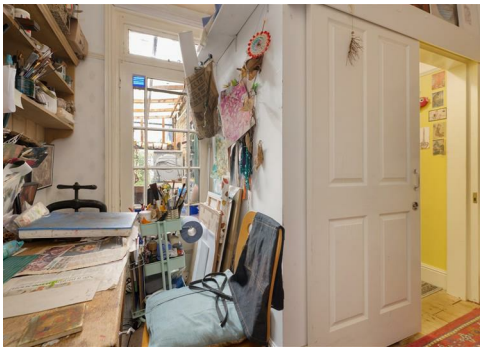
The bright and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with an open fireplace, an open-plan kitchen/dining room, a utility area, a study, and a cloakroom.

The first floor comprises three double bedrooms, one of which benefits from a balcony, a shower room, and a separate cloakroom.

The rear garden has been designed for ease of maintenance and extends to 76ft (23m), incorporating two garden sheds, with pedestrian access from the rear via an alleyway. The property is moments from Rye's and Bisson's residents car parks (permit required).







LOCATION
Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Sitting Room 11'4" x 12'3" (3.45m x 3.73m)

• Kitchen/Dining Room 20'9" x 9'8" (6.32m x 2.95m)

• Study 11'3" x 10'9" (3.43m x 3.28m)

• Utility Area 14'7" x 4'11" (4.45m x 1.50m)

FIRST FLOOR

• Bedroom 1 11'3" x 16'1" (3.43m x 4.90m)

• Bedroom 2 11'4" x 10'9" (3.45m x 3.28m)

• Bedroom 3 10' x 9'8" (3.05m x 2.95m)

• Balcony 4'2" x 9'8" (1.28m x 2.95m)

• Bathroom 7'2" x 6'9" (2.18m x 2.06m)

• Cloakroom

OUTSIDE

• Garden 76' x 17' (23.16m x 5.18m)

Agent's Note
Residents must apply to Canterbury City Council to obtain a permit to park in a residents only car park. A parking permit is not included or transferable with the sale of the property.







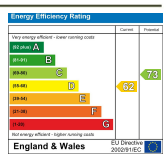



Whitstable
Cromwell Rd
High St
Canterbury Rd
Joy Ln
Google
Map data ©2026 Google



Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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