



GUILDCREST ESTATES



37 Invicta Road, Whitstable CT5 1PN





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1PN

**Guide price £750,000**

Located in the charming seaside town of Whitstable, this distinguished four-bedroom detached residence on Invicta Road offers refined modern living with a touch of coastal character.

Built in 2012 and extending to an impressive 1,906 sq. ft., the home enjoys a tranquil setting on a private road, providing both peace and exclusivity.

The welcoming entrance hall leads to two elegant reception rooms, offering flexible space for both entertaining and everyday family life. At the heart of the home lies a spacious kitchen and dining room, bright and inviting, perfect for cooking, hosting, and gathering as a family. A separate study adds further versatility, ideal for home working or quiet retreat.

The property is well arranged with three stylish bathrooms and four generously sized bedrooms, creating restful spaces for both family and guests.

Externally, the house benefits from a garage and ample off-street parking, a rare advantage in such a sought-after location. Immaculately presented, it is ready for immediate occupation.

Ideally positioned close to Whitstable's vibrant town centre, renowned for its independent shops, acclaimed eateries, and art galleries, the home also offers easy access to the beach and scenic coastal walks.

A rare opportunity to secure a modern family home of distinction in one of Kent's most desirable seaside towns.





**Living Room**  
20'8" x 11'2" (6.30 x 3.41)

**Kitchen / Diner**  
17'2" x 11'5" (5.22 x 3.47)

**Dining Room**  
12'1" x 9'9" (3.68 x 2.98)

**Office**  
11'1" x 9" (3.38 x 2.74)

**Hallway**

**Garage**  
17'9" x 10'6" (5.40 x 3.20)

**Bedroom 1**  
16'4" x 10'5" (4.98 x 3.18)

**Bedroom 2**  
12'3" x 9'9" (3.73 x 2.98)

**Bedroom 3**  
14'4" x 11'2" (4.37m x 3.39m)

**Bedroom 4**  
12'7" x 11'2" (3.84 x 3.39)

**Landing**

**Utility Room**  
9'9" x 5'11" (2.98 x 1.81)





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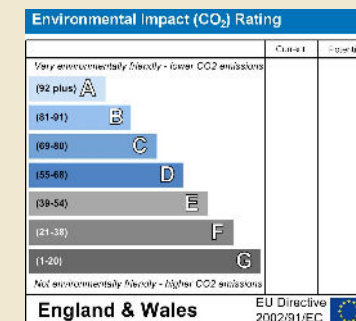
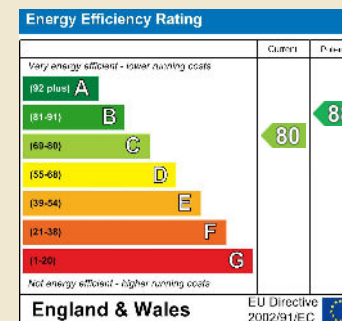
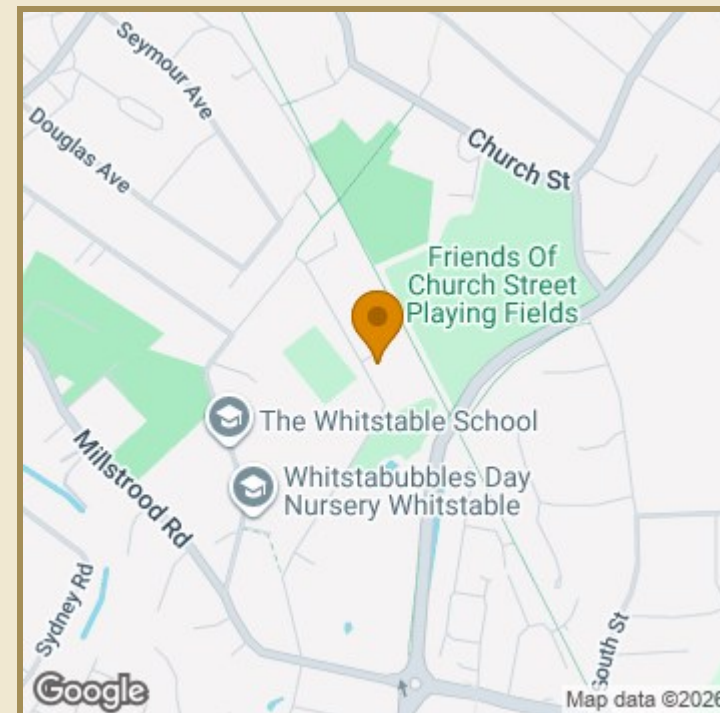
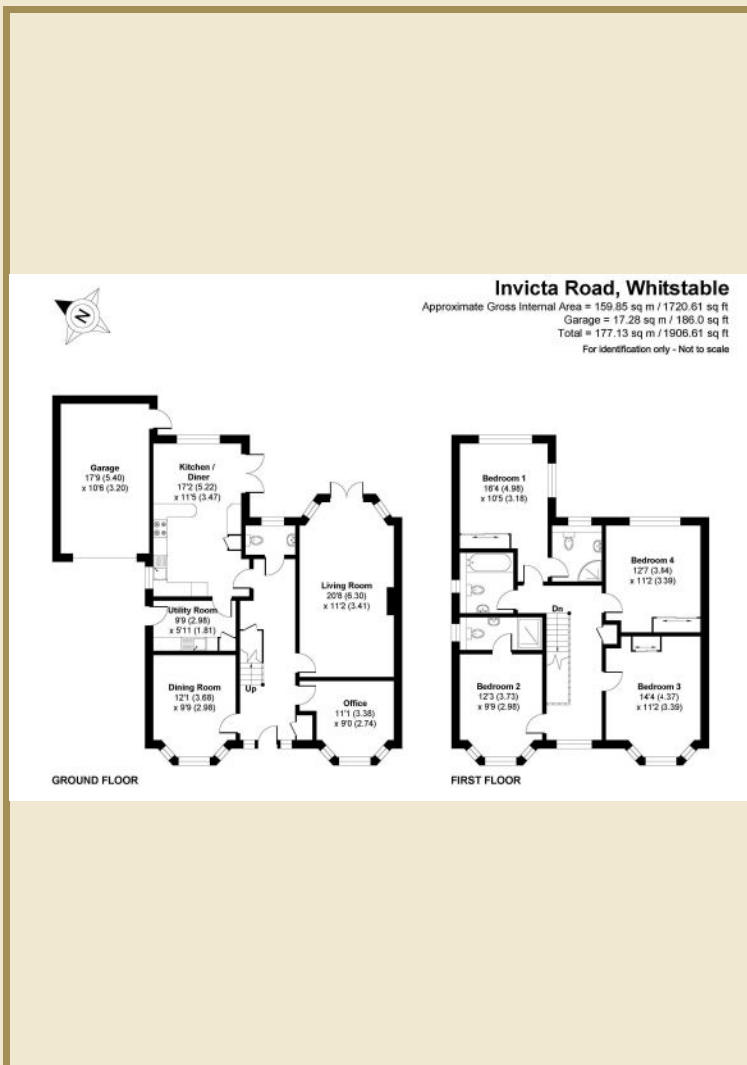
## Key Features

- Distinguished four-bedroom detached residence (1,906 sq. ft.)
- Built in 2012 and set on a quiet private road
- Welcoming entrance hall and two elegant reception rooms
- Spacious kitchen and dining room
- Separate study, ideal for home working
- Three stylish bathrooms across the property
- Four generously sized bedrooms
- Garage and ample off-street parking
- Immaculately presented throughout
- Prime Whitstable location near town centre, beach, and coastal walks

## Important Information

Freehold  
House - Detached  
1906.00 sq ft  
Council Tax Band E  
EPC Rating C

£750,000



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