

FINN'S

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5 Adelaide Place, Canterbury, Kent, CT1 2QA

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£350,000 Freehold

A charming two double bedroom cottage with off road parking situated in a quiet, tucked away position in the heart of the historic City centre.

- A Charming Two Double Bedroom Cottage
- Tucked Away City Centre Location
- No Chain
- Off Road Parking For Two Cars
- Conservatory
- Under floor heating throughout

The front door opens to the porch and leads through to the spacious sitting room/dining room, which has two windows overlooking the front and an electric fire. A door leads through to the conservatory. This space used to be the courtyard garden so it is thought a purchaser could remove it if they wanted outside space instead of a conservatory.

The kitchen is fitted with a range of wall and base units, with a gas hob and built in electric oven.

Upstairs, the landing leads to the two double bedrooms and the family bathroom.

Outside, there is off road parking to the front of the property for two cars. To the rear is a small passage which leads to a brick built shed and outside w.c.







Adelaide Place lies just off Castle Street which is a charming part of the historic City Centre with a wonderful mix of period properties and is just a couple of minutes' level walk from the main High Street and Whitefriars Shopping Centre. M&S, Sainsburys Local and Tesco Metro are all within easy reach, as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral and a huge range of restaurants, bars and cafés. The Westgate Gardens and Dane John Gardens are also close by, they're beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East and West railway stations are also nearby with direct services from London Canterbury and on to much of the Kent coast.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 12/3/26 and amended on 29/10/26



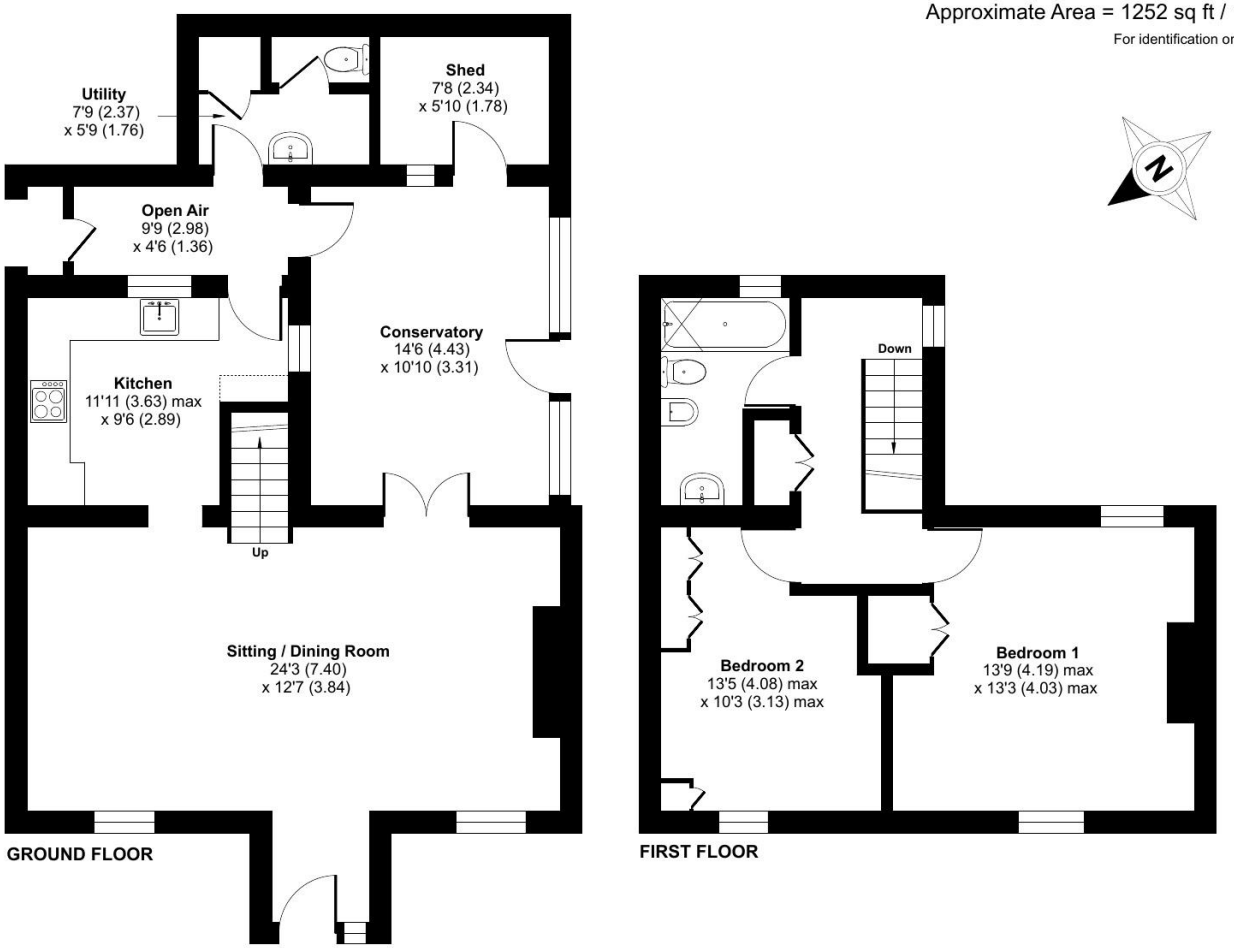






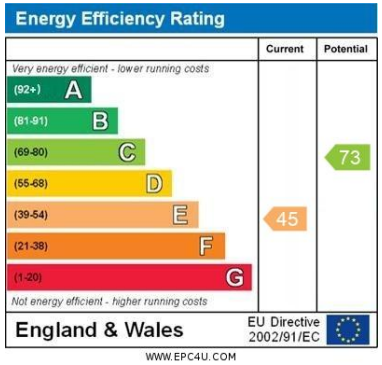
Approximate Area = 1252 sq ft / 116.3 sq m

For identification only - Not to scale









WWW.EPC4U.COM

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1421594

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

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