

# 18 Palace Street Canterbury



# Strutt & Parker

Land and property. Since 1885.

An elegant Grade II listed property, combining character details and stylish, understated contemporary fittings and décor, in the heart of historic Canterbury

Believed to date from the 18th century, 18 Palace Street is a fine Grade II listed townhouse occupying a prime position on Canterbury's historic King's Mile. Rich in period character, the property retains an array of original features, including exposed timber beams, brick-built fireplaces and decorative stained-glass windows, while offering well-balanced accommodation arranged over four levels.

The ground floor opens to a welcoming dining room at the front of the house, where timber flooring, exposed beams and understated décor create a warm first impression. At the centre of the home, the kitchen and breakfast room is fitted with contemporary cabinetry, wooden work surfaces, a central island and integrated appliances, while the adjoining utility room provides additional storage and space for laundry appliances. Further storage is available in the cellar.

To the rear, the generous triple-aspect sitting room enjoys excellent natural light and features a handsome fireplace together with an attractive stained-glass window. A rear entrance hall with flagstone flooring provides access to the courtyard garden.

The first floor comprises two spacious double bedrooms, including the principal bedroom, which benefits from an en suite bathroom with both a bath and a separate shower. A family shower room also serves this level.

The second floor provides two further double bedrooms, one of which enjoys the advantage of an en suite bathroom.



Outside

The property fronts directly onto the characterful Palace Street, while residents' permit parking is available in designated bays within the city centre.

To the rear, enclosed courtyard gardens provide an attractive and private outdoor space, offering a peaceful setting despite the property's highly convenient central location.

Location

The property is ideally located in the centre of Canterbury on historic Palace Street, surrounded by charming period buildings and with an extensive selection of shops, bars, restaurants and leisure amenities on its doorstep. The city is home to an excellent range of educational facilities in both the independent and state sectors.

The striking green expanses of the Kent Downs are within easy reach and provide wonderful opportunities for outdoor pursuits, including cycling, riding and walking.

Canterbury has two railway stations with services to Victoria, Charing Cross and Cannon Street. The high-speed service to London St Pancras from Canterbury West takes just under an hour.

Road links in the area are excellent, with the nearby A2 providing easy access to towards London and the south coast, and the A28 offering routes towards the popular seaside destinations on the north Kent coast. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

General

Local Authority: Canterbury City Council  
Services: All mains services; gas heating.  
Council Tax: Band D  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,171 sq ft (202 sq m)  
2 reception rooms  
4 bedrooms  
Courtyard garden  
Permit on street parking  
Freehold | City

Guide price £900,000

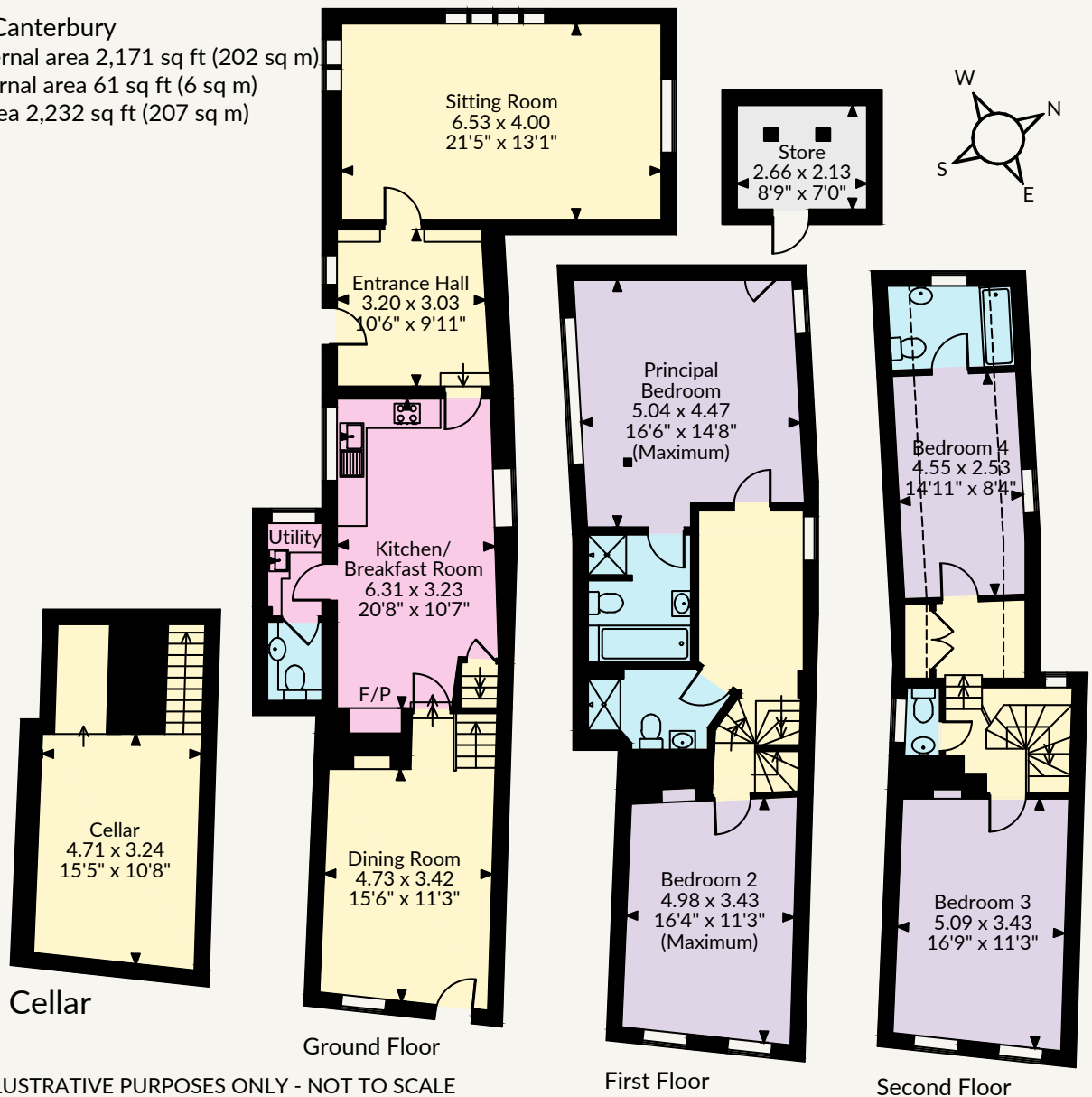


Palace Street, Canterbury

Main House internal area 2,171 sq ft (202 sq m)

Outbuilding internal area 61 sq ft (6 sq m)

Total internal area 2,232 sq ft (207 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Strutt & Parker Canterbury

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