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4 Beer Cart Lane, Canterbury, Kent, CT1 2NY

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Offers in excess of £400,000 Freehold

**A Pleasantly Spacious Period Townhouse in the Heart of Canterbury.**

- Two Bedroom City Centre House
- Delightful Rear Garden
- Period Features Throughout
- Useful Basement Room
- Two Double Bedrooms
- Convenient City Centre Location

Nestled in the vibrant heart of Canterbury's historic city centre, just moments from the bustling High Street, this deceptively spacious four-storey townhouse is brimming with period charm and character.

Steps lead up to the front door, opening into a lovely sitting and dining area, complete with a wood-burning stove, exposed brick chimney breast, and characterful beams. This space flows into a delightful, light-filled kitchen with a generous range of cupboards and space for appliances. A door leads out to the rear garden, providing a lovely connection between indoor and outdoor living.

From the dining area, stairs lead down to a versatile basement room. With power, a window to the front, and recently installed flooring, it makes an ideal utility area, home office, or occasional space.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS





On the first floor, the landing leads to a charming second bedroom at the front of the house, featuring period wall panelling, an ornamental fireplace, and an exposed chimney breast. A shower room completes this floor.

The second floor boasts a stunning main bedroom with exposed beams, chimney breast, and wonderful Cathedral views to the front.

Outside, the rear garden measures approximately 27' x 13' and is beautifully paved with raised flower borders. Enclosed by fencing, it provides a peaceful oasis just steps away from the lively city centre.

Beer Cart Lane is a desirable and historic street in central Canterbury, lined with period properties and just a short level walk from the High Street and Whitefriars Shopping Centre. Local amenities are within easy reach with M&S, Sainsbury's Local, and Tesco Metro all nearby. Cultural highlights such as the Marlowe Theatre, Canterbury Cathedral, and a diverse array of restaurants, bars, and cafés are all nearby.

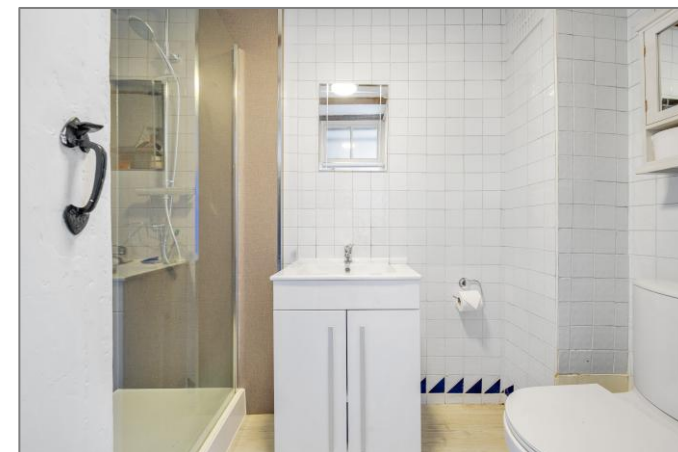
The beautifully maintained Westgate and Dane John Gardens offer a beautiful outside space just a short stroll away. For commuters, Canterbury East and West railway stations are close by, offering direct services to London and onward to Kent's scenic coast.

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

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'C' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 17/6/25 and amended on 08/07/25







Garden  
Approximate  
27'1 (8.25)  
x 13'2 (4.01)

Kitchen  
13'2 (4.01)  
x 10'8 (3.24)

Basement  
19' (5.78)  
x 11'3 (3.44)

Reception / Dining Room  
19'9 (6.02)  
x 11'5 (3.48)

Bedroom 2  
12'2 (3.70)  
x 10'10 (3.29)

Bedroom 1  
15' (4.56)  
x 12'8 (3.87)

Denotes restricted  
head height

Approximate Area = 966 sq ft / 89.7 sq m  
Limited Use Area(s) = 32 sq ft / 3 sq m  
Total = 998 sq ft / 92.7 sq m  
For identification only - Not to scale



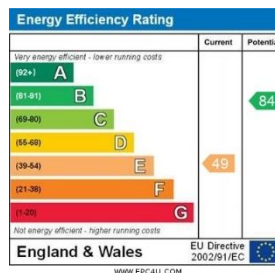
BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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**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.

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