



Total floor area 105.3 sq.m. (1,134 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



23 BROOK ROAD, WHITSTABLE, KENT. CT5 2QE

£310,000
Freehold

ABOUT THE PROPERTY

This modern family home is perfectly situated in a quiet cul-de-sac with nearby beaches and footpaths taking you to Swalecliffe Nature Reserve and Herne Bay in one direction or Tankerton and Whitstable in the other. There also easy access to local shops, cafes, public house/restaurant, doctors surgery and supermarkets. The property stands on a good size plot with gardens to front and rear with the benefit a detached garage and plenty of easy on street parking to suit your needs. The spacious accommodation incorporates entrance hall, light and airy lounge, kitchen-diner with built in appliances and storage cupboards plus a conservatory that offer a utility area including a work surface space and plumbing for a washing machine. To the first floor are three bedrooms and a family bathroom. Regular bus services are available 350 yards at Herne Bay Road to Tankerton high street (approx. 1 mile), quaint harbour town of Whitstable (approx. 2 miles) and the Cathedral City of Canterbury (approx. 6.7 miles). The well regarded Swalecliffe primary school and Chestfield mainline railway station are both within 750 yards.

FEATURES

- Quiet Cul Dec Sac Close To The Beach
- Garage To The Rear
- Three Bedroom House
- Whitstable Town Is Just A Mile Or So Away
- Short Stroll to Whitstable Beach
- Chestfield Train Station 0.5 Miles Approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Entrance Porch

Double glazed entrance door to front, further door to:

Entrance Hallway

Radiator, staircase to first floor, under stair storage.

Lounge

Double glazed window to front, radiator, wood effect electric burner.

Kitchen-Diner

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces, integrated oven and grill with four burner gas hob and extractor fan above, dishwasher, fridge/freezer, corner sink and drainer unit, double glazed windows and door to rear, leading to:

Conservatory

Double glazed surround, range of matching wall and base units with complementary work surfaces, washing machine and space for a tumble dryer.

FIRST FLOOR

Landing

Loft hatch, boiler cupboard.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator storage cupboard.

Bathroom

Paneled bath unit with taps, wash hand basin, low level WC, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio areas, wall surround, access to rear and garage.

Front Garden

Mainly laid to lawn with pathway to front door.

Detached Garage

Side door to garden.

COUNCIL TAX BAND B

NB At the time of advertising these are draft particulars awaiting approval from our sellers.

