

26 SWALECLIFFE ROAD, WHITSTABLE, KENT.  
CT5 2PR

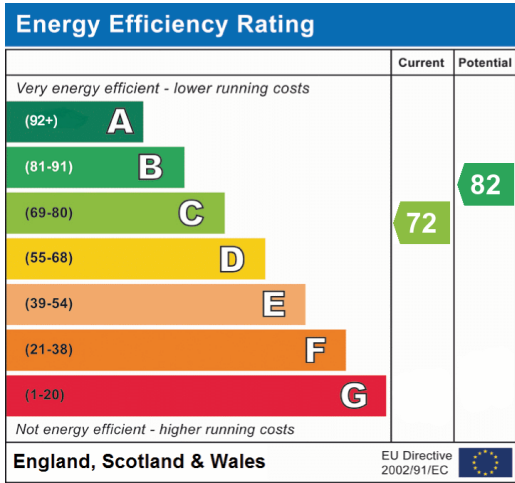
**Offer in Excess of £825,000**  
**Freehold**



**ABOUT THE PROPERTY**

This detached chalet house stands on a generous plot with the advantage of a well tended rear garden with a good level of privacy providing a private tranquil area for relaxation and plenty of space to potter. The property provides versatile accommodation this lovely family home comprises of a spacious reception hall, lounge with doors to a double glazed conservatory, good size kitchen/diner overlooking the rear garden, utility room, shower room, another separate reception room, plus study, upstairs you have six bedrooms and family bathroom. To the front is a driveway leading to plenty of off road parking. Situated in a popular residential area of Tankerton with the delightful slopes and seafront being about 5/10 minute walk away with a regular bus services to the quaint harbour town of Whitstable (approx. 1.5 miles) and the Cathedral City of Canterbury (approx. 6.9 miles). Tankerton's parade of shops, restaurants, cafes and Whitstable mainline railway station all within walking distance. A viewing comes highly recommended to appreciate both size and area of this beautiful family home.

- FEATURES**
- Six Bedroom Chalet House
  - Plenty Of Versatile Living Accommodation
  - Walking Distance to Bus Routes, Shops, Tankerton Seafront and Schools



**GROUND FLOOR**

**Entrance Hall**  
Entrance door to front, staircase to first floor, double glazed bay window to the side.

**Reception Room**  
12' 5" x 12' 6" (3.78m x 3.81m) Double glazed window to side.

**Study**  
7' 11" x 12' 5" (2.41m x 3.78m) Double glazed window to side, radiator.

**Sitting Room**  
12' 6" x 15' 5" (3.81m x 4.70m) Fireplace, radiator, double glazed patio doors to conservatory.

**Dining Room**  
11' 11" x 12' 0" (3.63m x 3.66m) Double glazed door out to the garden, radiator.

**Conservatory**  
8' 6" x 15' 3" (2.59m x 4.65m) Double glazed patio doors to garden.

**Kitchen**  
7' 7" x 8' 3" (2.31m x 2.51m) A lovely kitchen enjoying an open plan arrangement opening to the Dining Room. The kitchen is fitted with a range of attractive units with matching work tops. Double ceramic sink with mixer tap over plus space for range cooker. Access to inner lobby and utility room.

**Utility Area**  
16' 5" x 6' 1" (5.00m x 1.85m) Matching range of units with matching worktops. Space for washing machine and tumble dryer. Double glazed window to rear, patio door to side.

**Shower Room**  
Low level WC, hand wash basin set in vanity unit, shower cubicle, heated towel rail

**FIRST FLOOR**

**Landing**

**Bedroom One**  
16' 5" x 12' 3" (5.00m x 3.73m) Double aspect windows, one to the rear and one to the side, wardrobe, radiator.



**Bedroom Two**  
11' 8" x 12' 6" (3.56m x 3.81m) Two double glazed windows, one to the front and one to the side, radiator.

**Bedroom Three**  
7' 10" x 12' 3" (2.39m x 3.73m) Velux window, radiator

**Bedroom Four**  
13' 0" x 7' 10" (3.96m x 2.39m) Window to side, radiator

**Bedroom Five**  
13' 0" x 7' 6" (3.96m x 2.29m) Window to side, radiator.

**Bedroom Six**  
9' 10" x 7' 10" (3.00m x 2.39m) Double glazed window to front, radiator.

**Bathroom**  
12' 7" x 6' 1" (3.84m x 1.85m) low level WC, with hand basin set in a worktop of vanity units, pea shaped bath with shower over. Velux window, extractor fan

**OUTSIDE**

**Rear Garden**  
Enclosed rear garden with decked patio area directly outside the conservatory. The garden also benefits from an outside log cabin at the end of the garden.

**Driveway**  
Shingle driveway with space for several vehicles.

**COUNCIL TAX BAND D**  
N.B At the time of advertising these draft particulars are awaiting approval from our sellers

