



Main area: Approx. 179.7 sq. metres (1934.5 sq. feet)
(Plus outbuildings, approx. 21.7 sq. metres (234.1 sq. feet))
 35 Baddlesmere Road, Whitstable



35 BADDLESMERE ROAD, WHITSTABLE,
 KENT. CT5 2LB

£750,000
Freehold

ABOUT THE PROPERTY

Kimber Estates are thrilled to be offering this stunning family home in the heart of sought-after Tankerton. Where fisherman's cottages border Whitstable's beach, Tankerton's beach is approached by beautiful, green rolling slopes. Almost one and a half miles long, at the base of the slopes are colourful, privately owned beach huts, which can be hired from some owners. This particular house has been thoughtfully extended to create extensive ground floor living space offering versatility with contemporary decor throughout. Having paid attention to detail, there is an incredible kitchen/diner/family room with utility room at the rear overlooking a lovely, sunny garden, a really pleasant lounge at the front plus a ground floor bedroom with en-suite shower room. Over the first and second floor are six further bedrooms and two bathrooms. The rear garden has a wonderful timber lodge which could prove ideal for anyone needing that extra space for guests/little holiday let or just a really useful studio.

Famous for its thriving arts community, Whitstable in Kent, one of the county's most picturesque towns, has something to inspire and delight all tastes. Famous for its 'native oysters', the town is criss-crossed by numerous small alleys, once used by fishermen to reach the beach and now has a wonderful array of boutique restaurants, a working harbour and plenty of endearing independent shops.

FEATURES

- Incredible Family Home
- Seven Bedrooms, Three Bathrooms
- Fabulous Kitchen/Diner/Family Room
- Close To Tankerton Slopes
- Wonderful Timber Cabin/Studio In The Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(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 Hall

Double glazed front entrance door, double glazed frosted window to front, stair case to first floor, under stairs storage, radiator in decorative cover, laminate flooring, double doors leading to:

Kitchen/Dining Room

11' 10" x 28' 1" (3.61m x 8.56m) Tastefully fitted kitchen with matching wall and base units and attractive work surfaces, upturns, integral double oven, inset electric hob with extractor canopy over, sink and drainer unit with mixer taps and boiler tap, integral microwave, under floor heating, breakfast bar, integral wine fridge, space for American style fridge/freezer, integral dishwasher, double glazed window to rear, two double glazed skylights, double glazed bi-fold doors to garden, opening to:

Sitting Room

11' 11" x 6' 7" (3.63m x 2.01m) Radiator, television point, tiled flooring.

Utility Room

7' 0" x 5' 3" (2.13m x 1.60m) Stainless steel sink unit with mixer taps, matching wall and base units, integral storage cupboard, space and plumbing for washing machine, space and plumbing for tumble dryer, door leading to garden.

Bedroom Three

11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to front, television point, radiator, fitted wardrobe, boiler, door to:

En-suite Shower Room

Corner shower, partially tiled walls, wash hand basin set in vanity unit, low level WC, heated towel rail.

Reception Room/Bedroom

11' 6" x 12' 0" (3.51m x 3.66m) Double glazed bay window to front, radiator, television point, open fireplace.

First Floor

First Floor Landing

Stair case to second floor.

Bedroom One

15' 1" x 10' 6" (4.60m x 3.20m) Double glazed window to rear, radiator, television point, door to:

En-suite Bathroom

9' 4" x 10' 7" (2.84m x 3.23m) Free standing bath with mixer taps and hand held shower attachment, double walk in shower, wash hand basin set in vanity unit, low level WC, heated towel rail, partially tiled walls, two double glazed frosted windows to front.

Bedroom Two

11' 7" x 12' 0" (3.53m x 3.66m) Double glazed bay window to front, radiator.

Bedroom Four

8' 6" x 8' 10" (2.59m x 2.69m) Double glazed window to rear, built in cupboard, radiator.

Bedroom Five

12' 2" x 10' 2" (3.71m x 3.10m) Double glazed window to rear, radiator.

Bathroom

8' 4" x 7' 0" (2.54m x 2.13m) Panelled bath with mixer taps and hand held shower attachment, wash hand basin set in vanity unit, low level WC, cubicle shower, heated towel rail, loft hatch, tiled walls, tiled flooring, double glazed frosted window to front.

Second Floor

Second Floor Landing

Bedroom Six

6' 7" x 12' 0" (2.01m x 3.66m) Double glazed window to rear, radiator, walk in wardrobe, door hatch to loft.

Bedroom Seven

6' 11" x 13' 8" (2.11m x 4.17m) Two velux windows to front, built in storage, built in wardrobe, radiator.

Outside

Rear Garden

Mainly laid to lawn, paved patio area, metal pergola, mature trees and shrubs, outside tap, power and light, summer house, wooden shed, further storage sheds.

Front Garden

Open plan frontage, block paved driveway providing off road parking for several vehicles.

Home Office/Studio/Cabin

13' 9" x 12' 2" (4.19m x 3.71m) Double glazed doors to side, double glazed windows to front and side.

Shower Room 4' 11" x 12' 9" (1.50m x 3.89m)

Corner shower, low level WC, wash hand basin set in vanity unit.

Council Tax Band D

NB

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property as the seller is related to an employee of Kimber Estates.

NB

These are draft particulars awaiting approval from our sellers.

