



18 Rosemary Gardens, Whitstable, Kent, CT5 3PU



Modern spacious detached versatile 3 bedroom bungalow located on a reasonably generous corner site , offering NO ONWARD CHAIN , gas central heating , double glazing and an attached garage . Located on the the corner of South Street and Rosemary Gardens , close to Tescos super market and bus route to Whitstable . Tremendous scope to reconfigure the existng accommodation if desired , some updating is generally required throughout . Viewings Available by prior appointment only please .

£550,000 Freehold



Entrance Porch

L shaped Entrance Hall

18'10" deep x 4'0" wide extending to 9'4" (5.76m deep x 1.24m wide extending to 2.85m)
Access to roof space with ladder , power points , radiator , telephone point , storage cupboard .

Front Bedroom

11'5" wide x 10'1" depth (3.5m wide x 3.08m depth)
double glazed bow window , radiator , power points .

Front Bedroom

11'4" wide x 10'0" (3.46m wide x 3.07m)
double glazed bow window , power points , radiator

Shower /wc

low level wc suite, pedestal washbasin , shower cubicle with mains shower unit , double glazed window , radiator

Seperate w.c

low level wc suite, radiator, wash hand basin, double glazed window .

Back Bedroom

14'11" depth x 11'5" width (4.57m depth x 3.5m width)
radiator, power points

Kitchen (facing South Street)

11'5" max depth x 11'5" max width (3.50m max depth x 3.48m max width)
base units, wall cupboards , AEG integrated oven and hob , gas hob, power points , plumbed for washing machine , gas wall mounted boiler for central heating and hot water, double glazed window overlooking the garden and a double glazed door to garden .radiator, recess for fridge/freezer .

Lounge

16'0" deep x 13'9" wide (4.89m deep x 4.21m wide)
double glazed window overlooking the rear garden , radiator, power points , tv point , , double glazed patio door to conservatory .

Conservatory

11'6" x 12'7" (3.53m x 3.86m)
double glazed, pitched roof, power points , ceiling fan , wall lights , double glazed door to patio , double glazed door to garden

Rear garden area

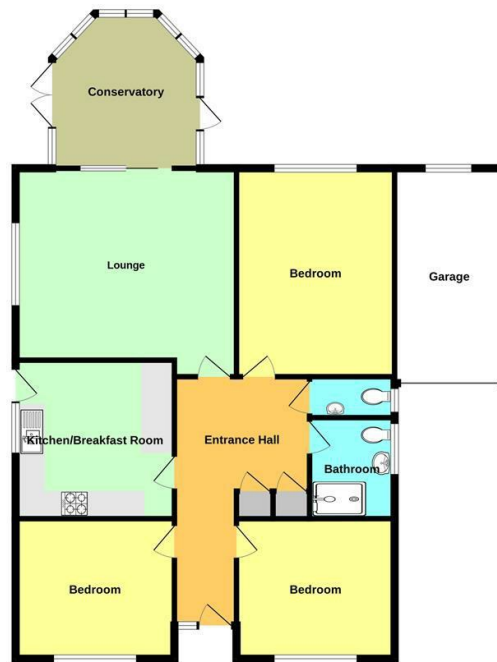
24 feet wide patio area to the rear garden with limited access to side gate

Main Garden Area

facing South Street , generous lawned area , flower beds , trees and shrubs , gate to front garden

Front Garden & Attached Garage

drive way to Attached Garage , shingled garden areas , hedging .



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac (2023)



Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	84 69
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
 Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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