

44 Canterbury Road
Whitstable, CT5 4EZ

ABUNDANCE OF POTENTIAL & CHAIN FREE Located within minutes of vibrant Whitstable and the picturesque seafront, this spacious three bedroom period property offers an abundance of potential to create an elegant and impressive coastal home.

For sale chain free and an inviting blank canvas, there is ample opportunity and flexibility to enhance and extend (subject to necessary planning consents) to create your dream home.

Set out over three floors, an imaginative flair would transform the well-proportioned accommodation comprising two reception rooms, three double bedrooms, kitchen, bathroom and separate cloakroom.

A generous and sunny rear garden completes this home.

This is wonderful opportunity to enjoy and embrace the coastal lifestyle in a thriving and delightful seaside town.

Guide Price £349,950



Entrance Hall

Wooden entrance door. Radiator. Wall mounted consumer unit and electric meter. Thermostat control for central heating. Stairs to first floor. Exposed and painted floorboards.

Lounge

13'2 into bay x 10'7 max (4.01m into bay x 3.23m max)
Upvc double glazed bay window to the front. Radiator. Laminate flooring.

Dining Room

14'3 max x 11'11 (4.34m max x 3.63m)
Upvc double glazed window to the rear. Radiator. Telephone point. Large under stairs cupboard with light. Exposed floorboards.

Kitchen

10'10 x 8'6 (3.30m x 2.59m)
Upvc double glazed window to the side. Range of matching wall, base and drawer units. Worktop with inset stainless steel 1½ bowl sink unit. Gas hob with extractor hood above and built-in double oven and grill below. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted Ideal gas boiler. Inset downlighters. Partially tiled walls. Tiled floor.

Inner Lobby

Upvc double glazed window to the side and wooden door with glazed panels to the rear garden. Doors to the cloakroom and bathroom. Tiled floor.

Bathroom

8'9 x 5'4 max (2.67m x 1.63m max)
Upvc double glazed frosted window to the rear. Suite comprising bath with mains shower over and glass screen to the side and vanity wash hand basin. Chrome heated towel rail. Extractor fan. Inset downlighters. Partially tiled walls. Tiled floor.

Cloakroom

Upvc double glazed frosted window to the side. Suite comprising close coupled WC and wall mounted wash hand basin. Radiator. Partially tiled walls. Tiled floor.

Landing

Doors to Bedrooms 1 and 2. Stairs to second floor.

Bedroom 1

14'3 x 12' (4.34m x 3.66m)
Upvc double glazed window overlooking the rear garden. Radiator. Built-in under stairs storage cupboard.

Bedroom 2

14'3 x 11'8 (4.34m x 3.56m)
Upvc double glazed window to the front. Radiator. Built-in wardrobe cupboard.

Bedroom 3

14'6 x 14'4 + dormers (4.42m x 4.37m + dormers)
Upvc double glazed dormer windows to front and rear. Two radiators. Two eaves storage cupboards. Vaulted ceiling and exposed timbers.

Rear Garden

46 x 21' (14.02m x 6.40m)
Predominantly laid to paved patio with lawn area. External lights. External tap. Pedestrian gate to rear access.

Front Garden

Small front garden laid to checkered mosaic tiling providing a traditional approach to this home and setting the property back from the road. Enclosed with brick pillars, wrought iron fencing and pedestrian gate.

Location & Amenities

Whitstable High Street offers an array of individual boutiques, cafes, traditional pubs and celebrated restaurants well known for serving local seafood. The railway station with services in to London is approximately 0.5 miles with the A299 easily accessible and providing access to major roads.

