

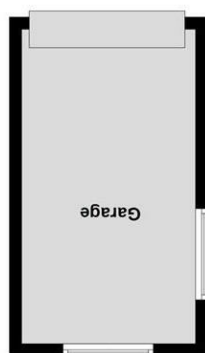


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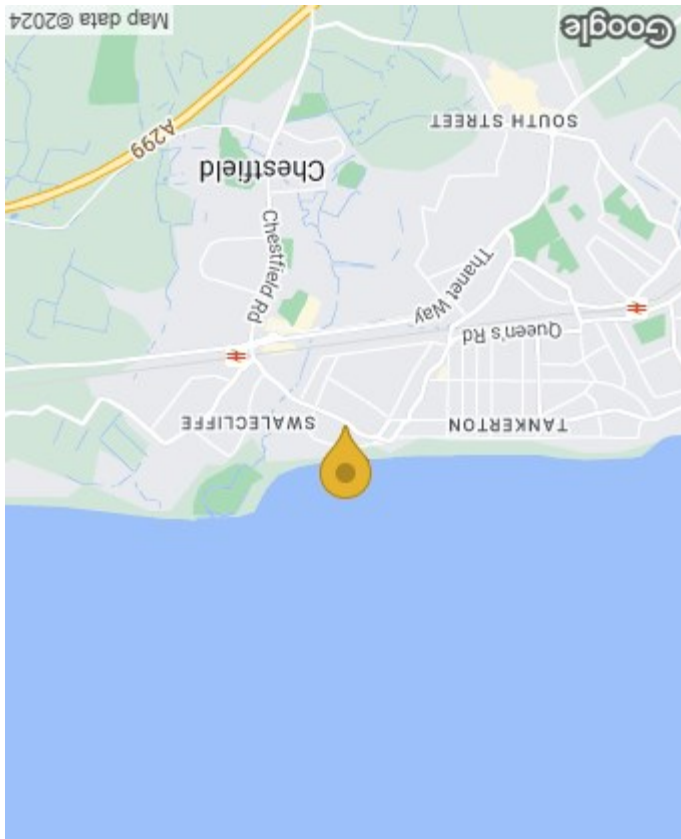
Main area: Approx. 82.9 sq. metres (892.3 sq. feet)
Plus garage, approx. 14.6 sq. metres (157.6 sq. feet)



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England & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Below average energy efficiency - higher running costs	D (39-54)
Poor energy efficiency - higher running costs	E (21-38)
Very poor energy efficiency - higher running costs	F (1-20)
Very poor energy efficiency - higher running costs	G (1-20)



12 Herne Bay Road
Tankerton, Whitstable, CT5 2LJ



Working for you and with you

**12 Herne Bay Road
Tankerton, Whitstable, CT5 2LJ**

Situated within a few minutes' walk of the favoured seafront with its colourful array of beach huts, this much-loved home benefits from a chain free sale.

A spacious entrance hall is a light, bright and welcoming introduction to this comfortable bungalow. The versatile accommodation is currently set up to provide two reception rooms, one to the front and one overlooking the rear garden, and one bedroom, but could very easily provide a second bedroom. A stylish modern shower room and kitchen overlooking the rear garden complete the interior.

A mature rear garden is a tranquil haven to enjoy a lovely sunny day away from the hustle and bustle, although with the beach almost on the doorstep the best of both worlds is on offer.

The detached garage is a useful storage or workshop facility, and the driveway provides ample off street parking

This home is a wonderful opportunity to embrace and enjoy the delights of a coastal lifestyle.

£475,000



Entrance Porch

Two external lights. Gas meter.

Entrance Hall

14'10 max x 6'8 (4.52m max x 2.03m)

Upvc double glazed frosted door and Upvc double glazed full height window to either side. Radiator. Telephone point. Cupboard housing Vaillant gas boiler and water softener. Loft access.

Sitting Room

15'11 x 13'2 (4.85m x 4.01m)

Upvc double glazed window to the front and two high level Upvc double glazed windows to either side. Feature fireplace. Radiator. Television point. Two wall light points.

Lounge/Diner (Bedroom 2)

20'10 x 11'5 (6.35m x 3.48m)

Upvc double glazed French doors to the rear garden and two high level Upvc double glazed windows to either side. Two radiators.

Bedroom 1

14'2 x 11'11 (4.32m x 3.63m)

Upvc double glazed window to the rear and high level Upvc double glazed window to the side. Radiator. Range of built-in furniture.

Kitchen

10'7 x 10'7 (3.23m x 3.23m)

Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the side opening to the driveway. Matching base and wall units together with some original cupboards. Worktop with inset sink and mixer tap. Space for gas cooker. Space for fridge/freezer. Space and plumbing for washing machine. Built-in larder cupboard housing consumer unit. Partially tiled walls. Vinyl flooring.

Shower Room

8'8 x 7'2 (2.64m x 2.18m)

Upvc double glazed obscure window to the front. Suite comprising walk in shower with mains operated shower, fixed shower head, hand held shower attachment and mermaid panels, wash hand basin vanity unit and close coupled WC. Partially tiled walls. Vinyl flooring.

Detached Garage

Remote operated up and over door to the front. Windows overlooking the rear garden. Power and light.

Rear Garden

36'5 35'8 (11.10m 10.87m)

Predominantly laid to lawn with paved patio area. Established planting. Water butt. Pedestrian side access gate. External tap and light.

Front Garden

Lawn area and concrete driveway. Established flower and shrub beds. Partially enclosed with a low level brick wall.

Tenure

This property is Freehold.

Council Tax Band

Band D : £2,097.60 2023/24

(www.canterbury.gov.uk/council-tax/council-tax-charges-202324)

Location & Amenities

Conveniently situated with a parade of shops in Tankerton Road including a Post Office in Tesco Express (0.6 miles), restaurants, cafes and bakeries and a further selection of shops in Swalecliffe together with Chestfield and Swalecliffe Railway Station (0.5 miles)

Sainsburys and Chestfield Medical Centre (0.7 miles).

Frequent bus services are located on Herne Bay and Tankerton Roads.

Vibrant Whitstable town centre with its diverse range of fashionable boutiques, eateries, working harbour and quirky walkways is approximately 1.5 miles.

The A299 is easily accessible for access to both the A2 and M2.

