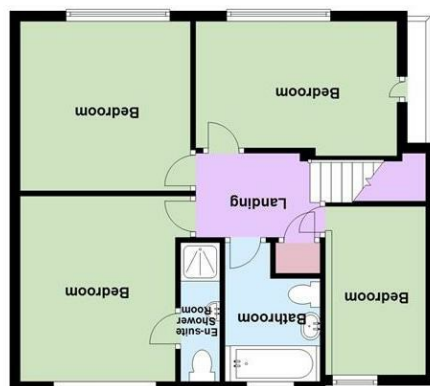
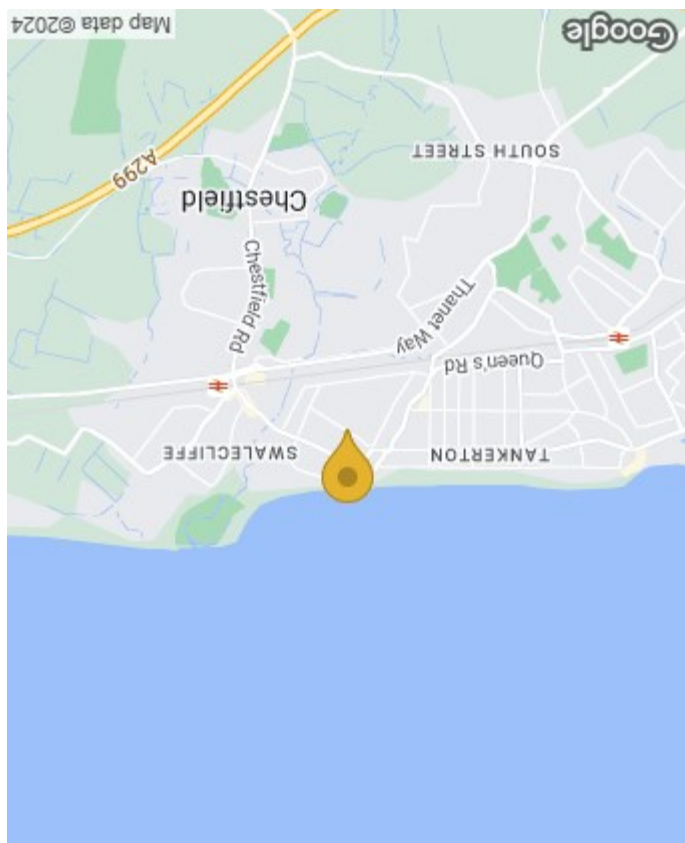




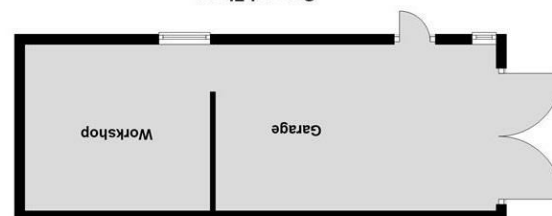
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
A (92 plus)	(92 plus)
B (81-91)	(81-91)
C (69-80)	(69-80)
D (55-69)	(55-69)
E (39-54)	(39-54)
F (21-38)	(21-38)
G (1-20)	(1-20)

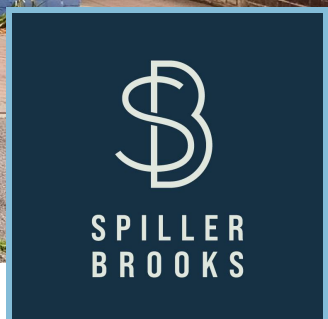
England & Wales	
EU Directive 2002/91/EC	Current Potential
A (92 plus)	81
B (81-91)	
C (69-80)	
D (55-69)	60
E (39-54)	
F (21-38)	
G (1-20)	



Main area: Approx. 143.7 sq. metres (1546.8 sq. feet)
Plus garages: approx. 43.3 sq. metres (466.0 sq. feet)



2 Southwood Road
Tankerton, Whitstable, CT5 2PN



Working for you and with you

2 Southwood Road Tankerton, Whitstable, CT5 2PN

EXCELLENT VALUE, DESIRABLE LOCATION & MOTIVATED SELLER

Favoured Tankerton seafront and slopes within a few minutes' walk (0.3 miles).

This deceptively spacious house benefits from a newly painted exterior, a smart introduction to this four-bedroom home with exceptionally versatile accommodation.

The ground floor comprises entrance hall, dual aspect lounge/diner, multi-functional second reception room, currently a home office but could easily become a second sitting room, hobby room study or additional bedroom, kitchen with separate breakfast area, good size Upvc double glazed conservatory overlooking the rear garden, useful utility space and an all-important ground floor cloakroom.

On the first floor there are three double bedrooms, one cosy single bedroom, an en-suite shower room to the principal bedroom and a family bathroom.

The pièce de resistance is an attractive garden created with an array of planting to add structure, texture and character to the landscape and provide a tranquil setting to sit and relax or enjoy the company of family and friends. The rear of the garden is screened by trellis and climbing plants and has been thoughtfully divided into a dedicated kitchen garden with raised beds and a greenhouse, while the other section of the garden is a very pleasant seating area created with the evening sun in mind.

An added bonus to this home is a spacious tandem garage/workshop situated at the rear of the garden, which is one of two garages, and could easily accommodate a multitude of uses; games room, hobby or craft room, home office or gym.

All in all this is a super family home providing a wonderful opportunity to enjoy and embrace a coastal lifestyle.

Guide Price £550,000



Entrance Hall

Upvc double glazed entrance door. Radiator. Exposed floorboards. Opening to:-

Second Reception Room

14'6 max x 11'2 (4.42m max x 3.40m)

Upvc double glazed window to the front. Stairs to the first floor. Under-stairs storage cupboard. Exposed floorboards.

Lounge/Diner

25'9 into bay x 10'10 (7.85m into bay x 3.30m)

Upvc double glazed square bay window to the front, Upvc double glazed French doors to the conservatory and two additional high level Upvc double glazed windows to the side. Fireplace housing wood burning stove. Two radiators. TV point. Telephone point. Exposed floorboards.

Kitchen

15'04 x 6'5 (4.67m x 1.96m)

Upvc double glazed window overlooking the rear garden and Upvc double glazed high level window and door to the conservatory. Matching range of wall, base and drawer units with under unit lighting. Tambour door unit. Pull out spice rack. Worktop with inset 1½ bowl stainless steel sink unit and mixer tap. Range-style cooker with 5 gas rings, 2 ovens and a grill. Space for fridge/freezer. Integrated dishwasher. Radiator. Tiled floor. Opening to :-

Breakfast Area

12'11 x 7'11 (3.94m x 2.41m)

Upvc double glazed French doors to the conservatory. Breakfast bar with fitted cupboards and wine storage. Built-in storage cupboard housing consumer unit and electric meter. Second built in cupboard with fitted shelves. Radiator. Exposed floorboards.

Utility Area

Matching range of wall and base units with worktop over. Space and plumbing for washing machine. Space for undercounter freezer or tumble dryer. Cupboard housing Worcester gas boiler. Door to:-

Cloakroom

Upvc double glazed obscure window to the side. Suite comprising wall mounted wash hand basin with splashback tiling and close coupled WC. Radiator. Partially wood panelled walls. Laminate flooring.

Upvc Double Glazed Conservatory

27'11 x 12'9 narr to 7'11 (8.51m x 3.89m narr to 2.41m)

The conservatory is cavity brickwork to the lower elevation with Upvc double glazed windows above overlooking the rear garden. Upvc double glazed French doors to the garden together with an additional Upvc double glazed door to the garden from the seating area. Power points. Two ceiling lights. Laminate flooring.

Landing

Loft access via fitted ladder to partially boarded loft with light. Linen storage cupboard with fitted shelves. Double power point.

Bedroom 1

12' x 9'11 (3.66m x 3.02m)

Upvc double glazed window overlooking the rear garden. Radiator. Door to:-

En-Suite Shower Room

8'10 into shower x 2'6 (2.69m into shower x 0.76m)

Suite comprising shower enclosure with mains operated shower, wall mounted wash hand basin and close coupled WC. Extractor fan. Heated towel rail. Wall mounted light. Fully tiled walls and vinyl flooring.

Bedroom 2

11' max x 10'10 (3.35m max x 3.30m)

Upvc double glazed window to the front. Wall of fitted wardrobes. Radiator. Laminate flooring.

Bedroom 3

12'9 x 8'2 (3.89m x 2.49m)

(Sloping Ceiling) Upvc double glazed window to the front. Radiator. Access to eaves storage.

Bedroom 4

11'8 x 5'11+ door recess (3.56m x 1.80m+ door recess)

(Sloping Ceiling) Upvc double glazed window overlooking the rear garden. Wall mounted light. Radiator. Laminate flooring.

Bathroom

7'11+ door recess x 5'10 (2.41m+ door recess x 1.78m)

Upvc double glazed obscure window to the rear. Suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Heated towel rail. Inset downlighters and ceiling extractor fan. Tiled walls. Vinyl flooring

Rear Garden

56' x 33' (17.07m x 10.06m)

Main Garden : Predominately laid to lawn with an array of established planting and a paved patio seating area. Water butt. Exterior tap. Log store. Pedestrian gated side access. Arch to:-

Seating Area: Stepping stones over the lawn area to the garage. Paved patio seating area.

Kitchen Garden: Dedicated planters ideal for growing your own fruit, vegetables, salads and herbs. Greenhouse. Water butt.

Garage/Workshop

30'7 x 11'5 (9.32m x 3.48m)

This building could easily accommodate a multitude of uses; games room, hobby or craft room, home office or gym. Timber construction with a pitched roof and double doors to the front, windows overlooking the rear garden and power and light. Pedestrian door to the rear garden. Vehicle access to this garage is via Bridgefield Road.

Garage

17'6 x 8'3 (5.33m x 2.51m)

Adjacent to the property. Brick built garage with up and over door.

Driveway

Extensive block paving to the front provides ample off street parking.

Tenure

This property is Freehold.

Council Tax

Band D : £2,196.77 2024/25 - we suggest interested parties make their own investigations.

Location & Amenities

This home is within close proximity to all local amenities including shops, cafes, restaurants, bus services and medical centres.

Chestfield and Swalecliffe railway station is approximately 0.7 miles. .

Fashionable Whitstable with its vibrant High Street and more extensive range of facilities is approximately 1.5 miles.

Tankerton and Whitstable are well served for highly regarded primary schools, the closest, Swalecliffe Primary School, is 137 metres.

The A299 is easily accessible and provides a link to the A2 dual carriageway and M2 motorway.

