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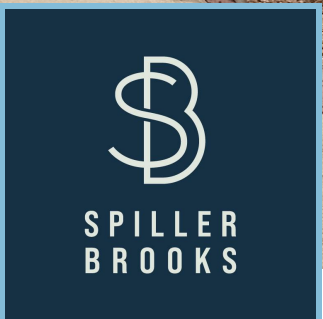
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus) A
Energy efficient	(81-91) B
Decent	(69-80) C
Below average	(55-68) D
Average	(39-54) E
Below average	(21-38) F
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Total area: approx. 174.3 sq. metres (1876.2 sq. feet)



Brambledowns, 55 Gordon Road
Whitstable, CT5 4NG



Working for you and with you

Brambledowns, 55 Gordon Road Whitstable, CT5 4NG

Brambledowns, a stylish, attractive and unique house, occupies a favoured location away from passing traffic adjacent to Gorrell Valley Nature Reserve, protected by Village Green status.

This substantial home has family and entertaining at its heart with an impressive, efficient and inspirational multi-functional living, dining and kitchen space meeting our expectations for a more relaxed layout and a sociable entertaining space.

Smartly presented throughout, the versatile accommodation comprises entrance hall, bedroom four/family room, sitting room with the convenience and cosiness of a gas 'log burning' stove and access to the rear garden, luxury wet room, open plan living space, practical utility room and two home offices (or bedroom 5), although one could easily become a hobby room, home gym or additional bedroom.

On the first floor a spacious landing, contemporary four piece family bathroom, three bedrooms, two doubles and an exceptionally generous principal bedroom with an en-suite bathroom, Jacuzzi bath and twin wash hand basins, creating a hotel vibe and luxurious sanctuary, complete this superb home.

A steel and glass balcony, accessed from the principal bedroom, provides views over Whitstable, sea glimpses beyond, and a restful place to relax and enjoy the stunning sunsets at the end of the day.

The finishing touches to this home are the secluded and sunny rear garden, an established grapevine over the pergola creating a canopy of foliage and dappled shade over the table below, a summerhouse and separate storage shed for beach and garden equipment.

Situated in a desirable road with a countryside feel, yet with the advantages associated with a coastal lifestyle and the convenience of amenities within easy reach, this home has plenty to offer.

£775,000



Open Porch
Upvc entrance door and exterior lights.

Entrance Hall
Upvc double glazed window to the front. Vaulted ceiling with Velux window. Radiator. Under-stairs storage cupboard. Downlighters. Wood flooring.

Bedroom 4
12'11 x 8'1 (3.94m x 2.46m)
Upvc double glazed window to the front. Radiator. TV point. Wood flooring.

Wet Room
8' x 6'1 (2.44m x 1.85m)
Upvc double glazed obscure window to the side. Suite comprising mains shower unit with fixed rain water shower head and glass screen, wall mounted wash hand basin with large fitted mirror and light above and concealed cistern WC. Chrome heated towel rail. Extractor fan. Downlighters. Predominantly tiled walls and tiled floor.

Sitting Room
16' x 12'10 (4.88m x 3.91m)
Upvc double glazed French doors to the rear garden with Upvc double glazed windows to either side. Gas 'log burning' stove. Radiator. Downlighters

Open Plan Kitchen/Diner/Family Room
24'4 max x 23' max (7.42m max x 7.01m max)
Wood flooring throughout.

Kitchen Area: Upvc double glazed window overlooking the rear garden. Matching range of wall, base and drawer units. Two pull out larder cupboards. Work surface with matching upstand and inset composite sink, mixer tap, drinking water tap, drainer flutes and breakfast bar. Five ring gas hob with stainless steel extractor hood above. Fitted eye-level Neff double oven and grill and fitted AEG microwave. Integrated dishwasher. Space and plumbing for American-style fridge/freezer. Wine rack storage. Plinth lights. Localised tiling. Downlighters. We are advised by the vendors that pipework is in place for a water softener.

Dining/Family Area: Two radiators. Facilities for a home cinema and screen option. Feature glazed panel to the first home office. Downlighters. Upvc double glazed French doors with full height windows to either side to the rear garden.

Home Office (1)
10'6 x 6'5 (3.20m x 1.96m)
Upvc double glazed window to the front and feature window to the open plan living room. Radiator. Downlighters. Wood flooring.

Utility Room
8' x 6' (2.44m x 1.83m)
Upvc double glazed obscure window to the side and Upvc double glazed door to the side access. Matching wall and base units. Solid wood worktop with inset butler style sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Thermostat control for central heating. Chrome heated towel rail. Extractor fan. Tiled floor.

Bedroom 5/Home Office (2)
14'5 x 7'9 (4.39m x 2.36m)
Upvc double glazed window to the front. Radiator. Mirror wardrobe housing Ideal gas boiler. Downlighters. Wood flooring.

First Floor Landing
9'1 x 6'11 (2.77m x 2.11m)
Cupboard housing Megaflo hot water cylinder. Access to a fully boarded loft with fitted ladder and light. Downlighters.

Principal Bedroom
17'1 x 10'1 (5.21m x 3.07m)
Upvc double glazed French doors to the balcony and Upvc double glazed window to the front. Radiator. TV point. Downlighters.

En-Suite Bathroom
11'5 x 9'5 (3.48m x 2.87m)
Suite comprising Jacuzzi bath with tiled surround, twin wash hand basins with mixer taps and concealed cistern WC. Heated towel rail. Extractor fan. Downlighters. Partially tiled walls and tiled floor. Two fitted double wardrobes.

Balcony
28'5 x 5'6 (8.66m x 1.68m)
Stainless steel and glass balcony. External power point. Far reaching views over the town with sea glimpses beyond.

Bedroom 2
12'8 x 8'9 (3.86m x 2.67m)
Dual aspect room with Upvc double glazed window to the front and additional Upvc double glazed window to the side overlooking Gorrell Valley Nature Reserve. Radiator. Built-in double wardrobe.

Bedroom 3
11' x 9'5 (3.35m x 2.87m)
Upvc double glazed window to the rear overlooking the garden. Radiator. Built-in double wardrobe.

Family Bathroom
10'1 x 7'5 (3.07m x 2.26m)
Upvc double glazed obscure window to the rear. Suite comprising shower enclosure with mains operated shower, rain water shower head and hand held shower attachment, bath with mixer tap and hand held shower attachment, vanity unit with two inset wash hand basins, mixer taps, fitted mirror above and concealed cistern WC. Shaver socket. Heated towel rail. Extractor fan. Downlighters. Partially tiled walls. Tiled floor.

Rear Garden
Predominantly laid to lawn with paved patio and steps. Pergola over seating area with established grapevine. Raised borders with a variety of established plants and shrubs. Contemporary water feature. Exterior lighting and tap. Summerhouse with power and light. Shed with power. Gated side access.

Front Garden
Laid to lawn with stepping stones. Shrubs and perennial borders. Attractive picket fencing dividing the front garden from the dedicated parking area. EV charging point. External lights.

Tenure
This property is Freehold.

Council Tax Band
Band F : £3,173.11 2024/25 - we suggest interested parties make their own investigations.

Location & Amenities
Flourishing and fashionable Whitstable, just over half a mile, offers an array of amenities including renowned restaurants, cafes, individual boutiques and water sports facilities. Away from the high street quaint little streets with their fisherman's cottages lead to the pebble beach with its stunning sunsets.

Whitstable mainline railway station providing fast and frequent links to both London St Pancras & London Victoria is 0.9 miles.

Whitstable offers a selection of schools with further educational facilities including Kent University available in Canterbury.

Frequent bus services to nearby towns are available on Canterbury Road/Borstal Hill.

The A299 is easily accessible providing a dual carriageway link to the M2/A2.

