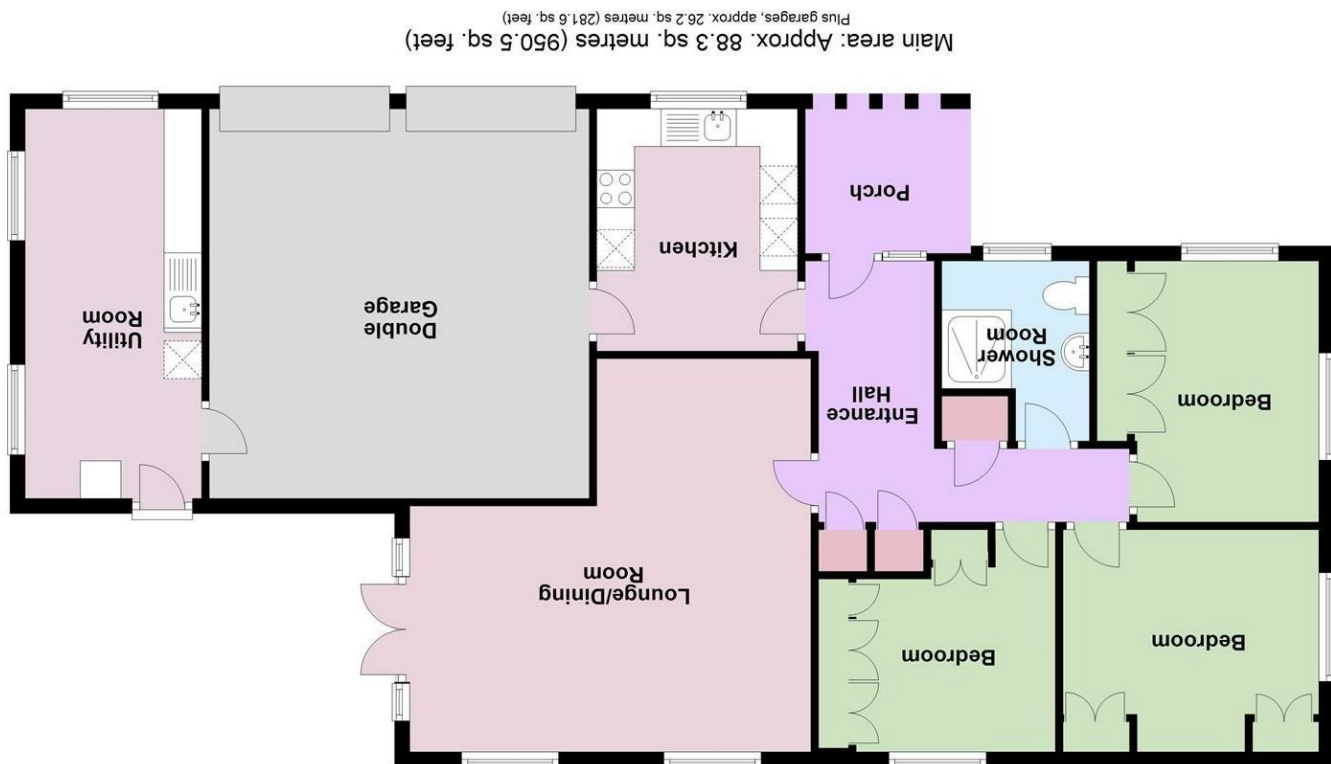
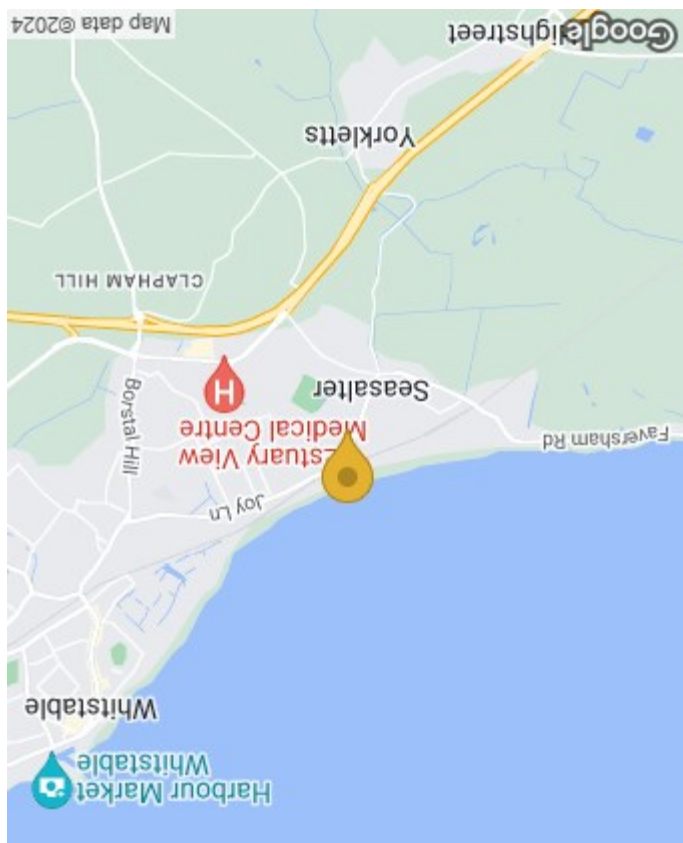




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
Very poorly energy efficient - very high running costs	F (21-54)
Extremely poorly energy efficient - very high running costs	G (1-20)

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	83
Energy efficient	66

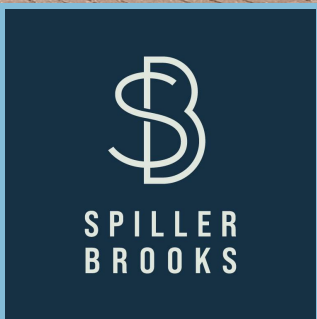


Main area: Approx. 88.3 sq. metres (950.5 sq. feet)
Plus garages, approx. 26.2 sq. metres (281.6 sq. feet)

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1a Macdonald Parade
Seasalter, Whitstable, CT5 4SL



Working for you and with you

**1a Macdonald Parade
Seasalter, Whitstable, CT5 4SL**

CHAIN FREE SALE

This versatile detached bungalow is situated in a favoured road in Seasalter approximately half a mile from the picturesque seafront and coastal walks, and 0.1 miles from the local Co-op convenience store.

Situated on a good size plot with extensive parking, there is ample opportunity to extend and enhance the current accommodation as this bungalow benefits from an integral double garage and large utility room.

The accommodation is neat and tidy throughout and comprises a central entrance hall with three practical storage cupboards, one housing the gas boiler, a well fitted kitchen, lounge/diner with access to the garden, three bedrooms and a modern shower room.

The sunny garden is a mix of textures, block paving, lawn and shingle with established planting providing a pleasant outside space for rest and relaxation or enjoying the company of family and friends.

Seasalter is a popular location and this is an excellent opportunity to purchase a home on the periphery of thriving Whitstable town with its vibrant high street and desirable coastal lifestyle.

£475,000



Porch

Covered porch with exterior light.

Entrance Hall

Upvc double glazed door and Upvc double glazed frosted panel to the side. Radiator. Telephone point. Airing cupboard housing hot water cylinder and shelving. Storage cupboard housing gas boiler. Additional storage cupboard with shelving. Two single power points. Loft access.

Lounge/Diner

17'5 max x 17'1 max (5.31m max x 5.21m max)
L-shaped room - Upvc double glazed French doors with Upvc double glazed panels to either side. Two Upvc double glazed high-level windows to the side. Two radiators. Glass hatch to the kitchen. Thermostat control for central heating. Wall of built-in feature storage. TV aerial.

Kitchen

10'2 x 8'8 (3.10m x 2.64m)
Upvc double glazed window to the front. Matching range of wall, base and drawer units with concealed under unit lighting. Worktop with inset sink and drainer with mixer tap. Built-in double oven and grill. Ceramic hob with stainless steel extractor hood above and stainless steel splashback. Space for under counter fridge and freezer. Radiator. Downlighters. Partially tiled walls and tiled floor.

Bedroom 1

11'1 x 9'10 narr to 8'2 to front of wardrobes (3.38m x 3.00m narr to 2.49m to front of wardrobes)
Upvc double glazed window to the front. Radiator. Built-in matching double wardrobes with over-bed storage and light.

Bedroom 2

11'3 x 7'11 + built-in wardrobes (3.43m x 2.41m + built-in wardrobes)
Two Upvc double glazed windows. Radiator. Wall of ceiling height built-in wardrobes.

Bedroom 3

8'5 to front wardrobes x 7'11 + door recess (2.57m to front wardrobes x 2.41m + door recess)
Upvc double glazed window to the side. Radiator. Wall of ceiling height built-in wardrobes and additional built-in double wardrobe with shelves and hanging space.

Shower Room

7'10 max x 6'5 (2.39m max x 1.96m)
Upvc double glazed frosted window to the front. Suite comprising shower enclosure with mains operated shower, combined light and extractor fan over, vanity unit with inset wash hand basin and concealed cistern WC. Chrome heated towel rail. Downlighters. Tiled walls and floor.

Double Garage

16'11 narr to 16'4 x 16'4 (5.16m narr to 4.98m x 4.98m)
Two up and over doors to the front. Power and light. Water tap. Door to the Utility Room

Utility Room

16'2 x 7'7 (4.93m x 2.31m)
Upvc double glazed window to the front and two Upvc double glazed high level windows to the side. Upvc double glazed door to the rear garden. Range of matching wall and base cupboards. Worktop with inset stainless steel sink unit and tiled splashback. Plumbing for washing machine. Radiator. Vinyl flooring. Loft hatch.

Rear Garden

50' x 44' (15.24m x 13.41m)
Lawn and raised shingle beds to the perimeter. Established planting. Pedestrian gate to the front parking area. Additional pedestrian gates to the walkway along the back of the bungalow. Enclosed with fencing and brick walls.

Patio Area

17'9 x 15'4 (5.41m x 4.67m)
Substantial block paved patio.

Front Garden

Extensive block paving providing parking for numerous vehicles. Lawn and shingle areas with established planting. Low level feature wall.

Tenure

This property is Freehold.

Council Tax Band

Band E : £2,684.94 2024/25 - we suggest interested parties make their own investigations.

Agent's Note

Please note that the seller is not familiar with the property and cannot therefore verify the property particulars.

Amenities & Location

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.5 miles.

Seasalter beach and the popular pub and restaurant 'The Rose in Bloom' with views over the sea can be reached on foot (approximately half a mile).

Excellent medical facilities are available at Estuary View Medical Centre and the recently opened Prospect Retail Park which includes an M&S Food Hall are just over a mile.

Major road links are easily accessible via the A299.

