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England & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs (A)	(92 plus)
(B)	(81-91)
(C)	(69-80)
(D)	(55-68)
(E)	(39-54)
(F)	(21-38)
(G)	(1-20)

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3 Genesta Avenue
Whitstable, CT5 4DQ



Working for you and with you

3 Genesta Avenue Whitstable, CT5 4DQ

Superb, detached bungalow, first class presentation throughout.

Situated just off highly desirable Joy Lane and within a few minutes of the pebble beach, a gentle stroll along the picturesque coastline takes you into Whitstable, a flourishing, fashionable and charming seaside town.

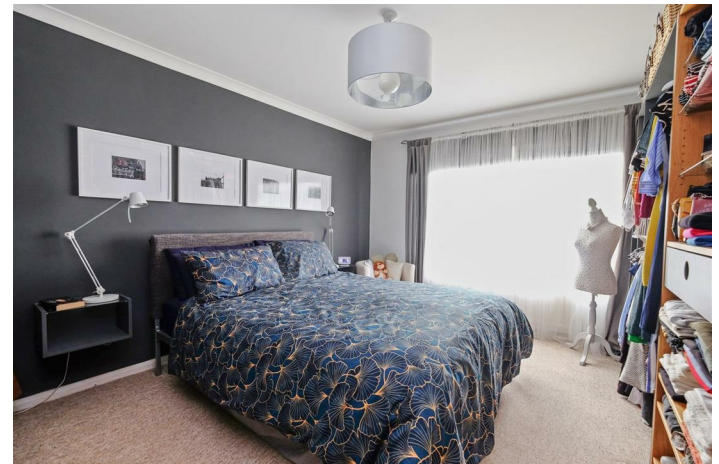
This attractive home comprises spacious entrance hall, two double bedrooms both with built-in bedroom furniture, a modern kitchen overlooking the rear garden, lounge/diner with two large picture windows flooding the room with natural light, a smart shower room and additional separate WC.

Sitting on a good size flat plot, the owners have created an attractive garden using a range of materials and mature diverse 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.

A long driveway providing ample off-street parking and a detached garage with power and light are the finishing touches.

This lovely home provides an excellent opportunity to enjoy the benefits and lifestyle of coastal living.

£450,000



Entrance Hall

14'3 max x 5'4 (4.34m max x 1.63m)

Upvc double glazed entrance door with Upvc double glazed frosted window to the side. Single power point. Telephone point. Airing cupboard housing hot water cylinder and gas boiler.

Kitchen

10'10 x 9'11 (3.30m x 3.02m)

Upvc double glazed window overlooking the rear garden and part glazed Upvc door to the rear garden. Matching range of base, wall and drawer units. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Worktop with inset 1½ bowl stainless steel sink unit with pull out spray tap and feature lighting over. Gas hob with tiled splashback and cooker hood above. Built-in electric double oven and grill. Full height storage cupboard. Fitted shelving. Radiator. Tiled walls. Vinyl flooring.

Lounge/Diner

17'1 x 12'6 narr to 10'11 (5.21m x 3.81m narr to 3.33m)

Upvc double glazed windows to the front and side. Two radiators. Feature fireplace with electric fire. Telephone point. TV point.

Bedroom 1

13'7 x 10'8 (4.14m x 3.25m)

Upvc double glazed window to the front. Fitted range of clothes storage furniture. Radiator.

Bedroom 2

11'11 max narr to 10'1 to front w/robes x 10'11 (3.63m max narr to 3.07m to front w/robes x 3.33m)

Upvc double glazed window overlooking the rear garden. Built-in ceiling height triple wardrobe with sliding doors. Radiator.

Shower Room

5'9 x 5'7 (1.75m x 1.70m)

Upvc double glazed frosted window to the side. Suite comprising fully tiled corner shower enclosure with mains operated shower unit and extractor fan above, vanity unit with counter top wash hand basin and close coupled WC. Laminate flooring.

Separate WC

Upvc double glazed frosted window to side. Closed coupled WC. Radiator. Laminate flooring.

Detached Garage

16'3 x 8'8 (4.95m x 2.64m)

Up and over door to the front. Personal door to the rear garden. Power and light.

Rear Garden

Lawn area with mature shrubs, plants and flower borders. Attractive combination of paving, block paving and shingle areas. Timber shed. Exterior light. Enclosed with fencing and pedestrian gate to the front.

Front Garden

Lawn with established planted borders. Driveway providing ample off road parking. Partially enclosed with fencing to the side and front boundary.

Agent's Note

We understand the property benefits from fibre broadband.

Tenure

This property is Freehold.

Council Tax Band

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

Location & Amenities

Whitstable (0.9 miles) is a thriving coastal town with a delightful seafront and vibrant high street with an array of trendy independent retailers, including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

A Post Office and small convenience store is literally at the end of Florence Avenue on Joy Lane (0.3 miles - 5 mins on foot) together with bus services to local towns. A well stocked Co-Op store is situated in Faversham Road (0.8 miles).

Prospect Retail Park (1.5 miles).

More extensive shopping and leisure facilities are available in nearby Canterbury (6/7 miles).

Whitstable is well served for medical facilities; Whitstable Medical Centre, Harbour Street (1.5 miles) & Estuary View Medical Practice with minor injury and minor ops unit (1.5 miles).

The mainline railway station (1.6 miles) provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding areas; the high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes.

The A299 Thanet Way is easily accessible and provides links to the A2/M2

