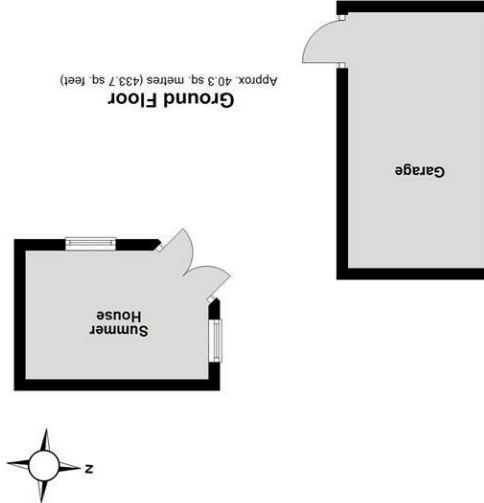
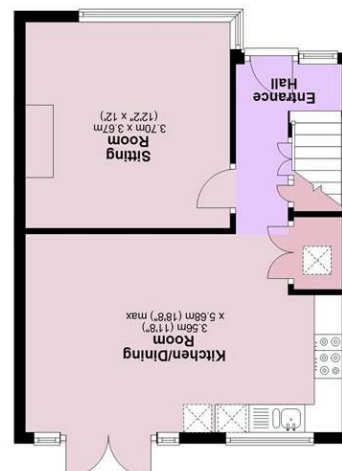
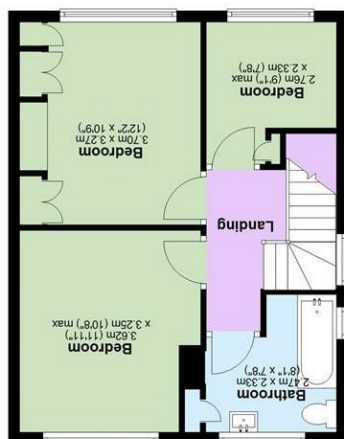
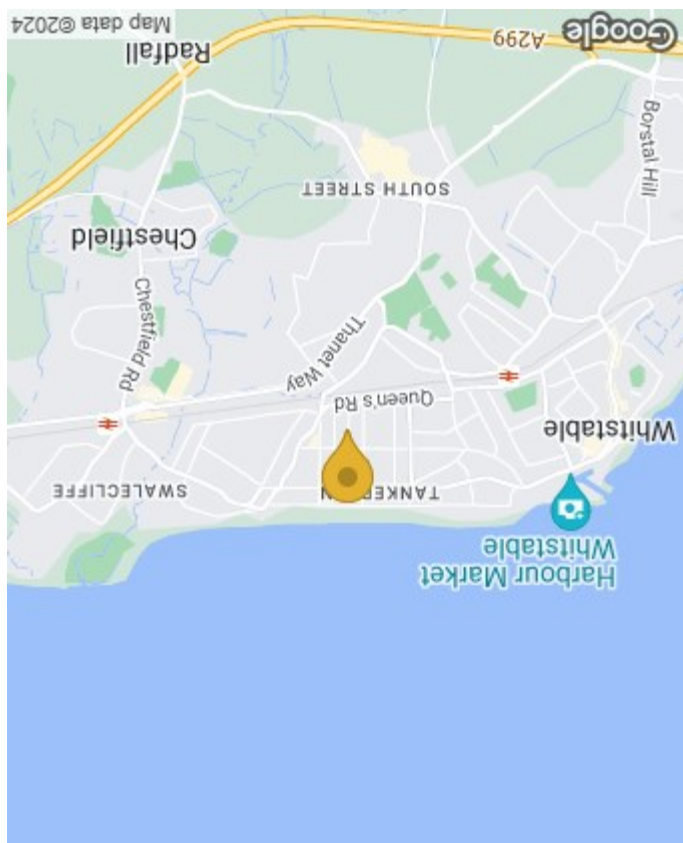




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO ₂ emissions	(A)
Energy efficient	(B)
Decent	(C)
Not energy efficient - higher running costs	(D)
Very poor energy efficiency - high running costs	(E)
Very poor energy efficiency - high running costs	(F)
Very poor energy efficiency - high running costs	(G)

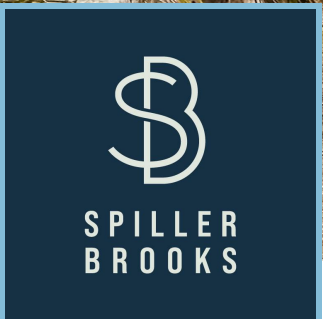
England & Wales	
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Energy efficient	B
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Very poor energy efficiency - high running costs	E
Very poor energy efficiency - high running costs	F
Very poor energy efficiency - high running costs	G



Total area: approx. 82.6 sq. metres (889.4 sq. feet)



56 Manor Road
Tankerton, Whitstable, CT5 2JS



Working for you and with you

56 Manor Road Tankerton, Whitstable, CT5 2JS

FAVOURD TANKERTON LOCATION & APPEALING CHAIN
FREE SALE

Attractive 1930's semi-detached house situated in highly desirable Tankerton, approximately 6 to 8 minutes' walk (0.3 miles), from the picturesque seafront with its colourful array of beach huts and a selection of local amenities and attractions.

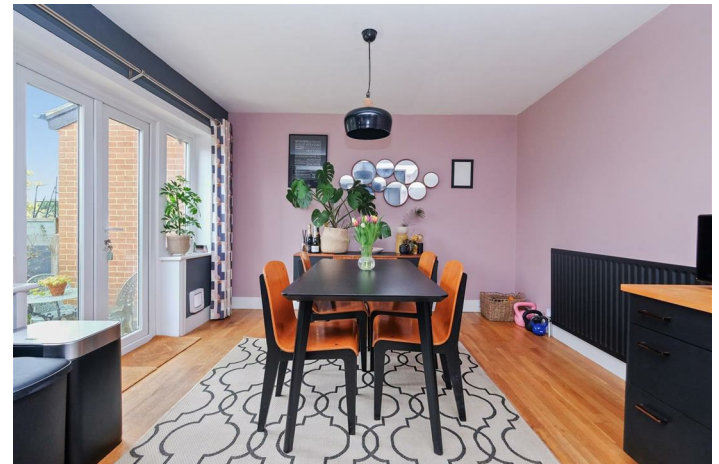
This property has been thoughtfully and sympathetically enhanced by the current owners creating a charming and inviting home with the perfect blend of cosy comfort, a family friendly kitchen/diner forming the hub of the home, and contemporary décor and presentation throughout.

Sitting on a good size plot there is ample scope and potential to extend the accommodation if desired (subject to all necessary consents) without encroaching on your garden space.

At the far end of an exceptionally generous garden is a timber summerhouse with power and light which could easily lend itself to that all important home office, hobby room, gym or a quiet retreat for rest and relaxation.

A fabulous opportunity to acquire a home in a sought-after location and to enjoy and embrace a coastal lifestyle.

£499,995



Vendor's Comments

"We have thoroughly enjoyed living here for the past 5 years. The neighbourhood is peaceful and friendly and our neighbours on both sides are lovely. The beach and local shops, cafes and restaurants are super conveniently close by. It is just a short stroll to Whitstable harbour and town centre with all it has to offer and there are lots of good local schools nearby as well as transport links. We love the beautiful sunsets during the summer months."

Entrance Hall

Covered porch with original entrance door opening to the hallway. Leaded light window to the front. Radiator. Cupboard housing consumer unit and electric meter. Under stairs storage cupboard housing gas meter. Single power point. Stairs to the first floor. Opening to the kitchen/diner. Oak flooring.

Sitting Room

12'2 x 12 (3.71m x 3.66m)

Upvc double glazed window to the front. Open fireplace with a Granite hearth. Radiator. Television point. Remote control thermostat for central heating. Laminate flooring.

Kitchen/Diner

18'8 x 11'8 (5.69m x 3.56m)

Upvc double glazed French doors to the rear garden with Upvc double glazed windows to either side and further Upvc double glazed window above the sink overlooking the rear garden. Matching range of wall, base and drawer units and additional matching freestanding drawer unit. Wood worksurfaces with inset 1½ bowl Franke sink with pull out mixer tap. Fisher & Paykel electric double oven and grill with five ring gas hob and stainless steel extractor hood above. Space and plumbing for dishwasher. Space for fridge/freezer. Utility cupboard under the stairs with space and plumbing for washing machine and tumble dryer. Localised tiling. Radiator. Inset downlighters with centre light over the dining area. Oak flooring.

Landing

Upvc double glazed window to the side over the stairs. Loft access via a fitted ladder to boarded loft with Velux window and potential to convert (subject to all necessary planning consents). Laminate flooring.

Bedroom 1

12'2 x 10'9 (3.71m x 3.28m)

Upvc double glazed window to the front. Full height built in storage cupboards with shelving and hanging rails. Additional open shelving. Radiator.

Bedroom 2

11'11 x 10'8 (3.63m x 3.25m)

Upvc double glazed window overlooking the rear garden. Radiator.

Bedroom 3

9'1 x 7'8 (2.77m x 2.34m)

Upvc double glazed window to the front. Radiator. Built-in cupboard. Exposed and painted floorboards.

Bathroom

8'1 x 7'8 (2.46m x 2.34m)

Upvc double glazed obscure windows to the side and rear. Suite comprising L shaped bath with centre mounted mixer tap, mains shower unit with fixed shower head and hand held shower attachment, tiled surround and glass screen, wall mounted vanity unit with mixer tap and tiled splashback and close coupled WC. Wall mounted tall storage cabinet. Cupboard housing Ideal gas boiler. Extractor fan. Downlighters. Under floor heating. Tiled floor.

Rear Garden

Predominantly laid to lawn with a concrete patio area close to the house and a paved patio area at the far end with purpose built seating. Raised beds well stocked with mature flowers and shrubs. Mature trees. Large storage shed (original garage) with easy access from the house. Summerhouse with power and light. Pedestrian gate to the driveway.

Front Garden

Low maintenance front garden and side access predominantly laid to shingle and plum slating. Exterior tap. Established planting partially enclosed with timber sleepers.

Tenure

This property is Freehold.

Council Tax Band

Band C: £1,952.69 2024/25. We would suggest that interested parties make their own enquiries.

Location & Amenities

Favoured Tankerton Seafront & parade of shops including a Post Office (0.3 miles)

Whitstable, a thriving and fashionable coastal town well known for its oysters, fish restaurants, delightful seafront and stunning sunsets, is just over a mile.

Whitstable Railway Station (0.8 miles)

A good selection of primary schools are available in Tankerton & Whitstable, the closest St Mary's (0.4 miles)

The Whitstable School provides provides local secondary education with more extensive educational facilities available in Canterbury (approx 7 miles).

A frequent bus service to local towns is available on Tankerton Road (0.3 miles).

The A299 provides access to major motorway links.

Awaiting Vendor Approval

