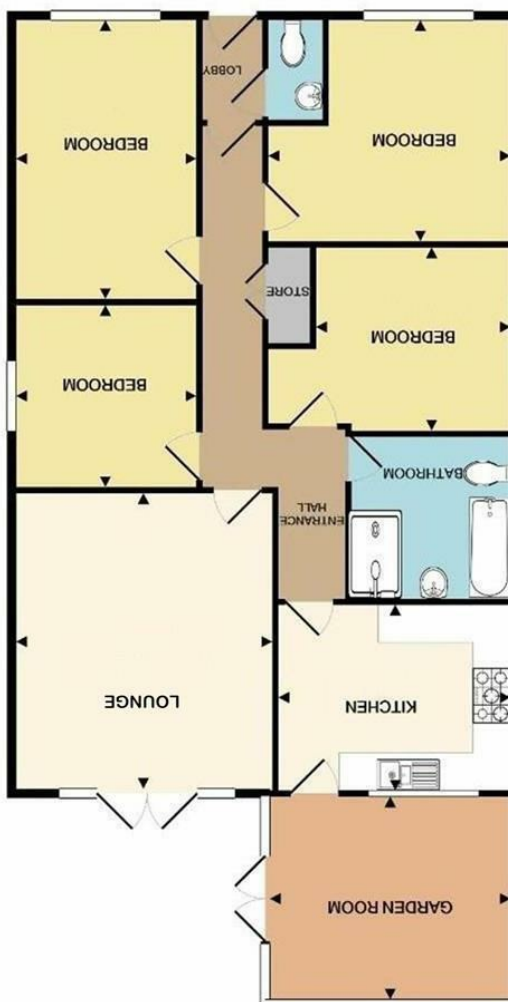




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

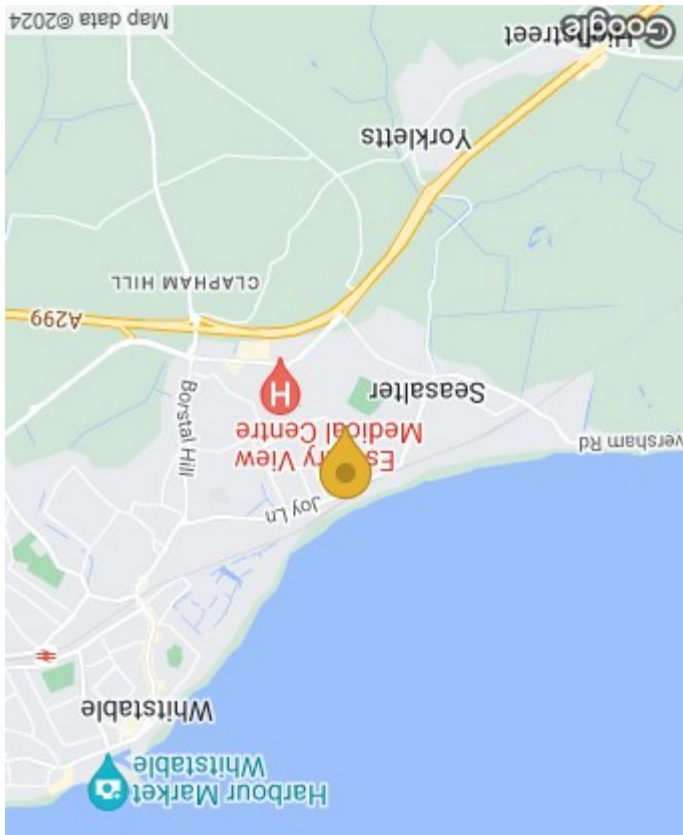
What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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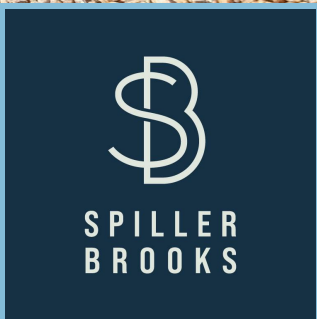
TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 SQ.M.)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent	C (55-68)
Not energy efficient - higher running costs	D (39-54)
Very poorly energy efficient - very high running costs	E (13-38)
Very poorly energy efficient - very high running costs	F (1-12)
Very poorly energy efficient - very high running costs	G (1-12)

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Environmentally friendly - lower CO2 emissions	B (81-91)
Decent	C (69-80)
Not environmentally friendly - higher CO2 emissions	D (55-68)
Not environmentally friendly - higher CO2 emissions	E (39-54)
Not environmentally friendly - higher CO2 emissions	F (13-38)
Not environmentally friendly - higher CO2 emissions	G (1-12)



60 Hazlemere Road
Seasalter, Whitstable, CT5 4AW



Working for you and with you

**60 Hazlemere Road
Seasalter, Whitstable, CT5 4AW**

PICTURESQUE SEAFRONT & COASTAL WALKS 0.5 MILES

A rarely available 4-bedroom detached bungalow situated at the end of a no through road, away from passing traffic yet with the comfort and convenience of amenities nearby; the local Co-op store 0.4 miles.

The spacious and versatile accommodation comprises entrance hall, cloakroom, four good size bedrooms, or three bedrooms and a separate dining room, lovely square lounge with doors to the rear sun terrace, well fitted shaker style kitchen, garden room with insulated roof and access to the sun terrace, and smart four-piece bathroom with underfloor heating.

Situated on a good size plot, a sunny aspect rear garden is a pleasant space for rest and relaxation or entertaining family and friends.

The front garden is a combination of low maintenance shingle and concrete providing off road parking for several vehicles.

This is a fabulous opportunity to acquire a home in a thriving and charming coastal town.

£535,000



Enclosed Entrance Porch/Lobby

Composite front entrance door. Wooden flooring with inset coconut mat. Radiator and light. Doors to the cloakroom and entrance hall.

Cloakroom

Suite comprising pedestal wash hand basin with tiled splashback and close coupled WC. Tiled floor.

Entrance Hall

Thermostat control for central heating and additional thermostat control for the under floor heating in the bathroom. Cloaks cupboard with double doors and hanging rail. Radiator. Telephone point. Double power point. Loft access via fitted ladder to boarded loft with light. Wood flooring.

Kitchen

12'9 x 9'11 (3.89m x 3.02m)
Upvc double glazed window overlooking the garden room and Upvc double glazed door to the garden room. Matching range of wall, base and drawer units with wood countertops above. Inset ceramic sink with mixer tap. Bosch ceramic hob with stainless steel and glass extractor fan above and built in Bosch electric oven below. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Cupboard housing Worcester combination gas boiler. Radiator. Wood flooring.

Garden Room

13'2 x 11 (4.01m x 3.35m)
Cavity brickwork to the lower elevation with Upvc double glazed windows above overlooking the rear garden, Upvc double glazed French doors to the sun terrace and an insulated roof increasing the energy efficiency. Radiator. Power points. Wall light. Wood flooring.

Lounge

16' x 13'10 (4.88m x 4.22m)
Upvc double glazed French doors to the sun terrace. Upvc double glazed windows with opening fanlights to either side of the French doors. Two radiators. Television point.

Bedroom 1

15'5 x 9'10 (4.70m x 3.00m)
Upvc double glazed window to the front. Radiator.

Bedroom 2

13'1 max x 11'10 (3.99m max x 3.61m)
Upvc double glazed window to the front. Radiator.

Bedroom 3

10' x 10' (3.05m x 3.05m)
Upvc double glazed window to the side. Radiator.

Bedroom 4/Dining Room

10'6 + door recess x 9'10 (3.20m + door recess x 3.00m)
Upvc double glazed window to the side. Radiator.

Bathroom

8'9 x 8'8 (2.67m x 2.64m)
Two Upvc double glazed obscure windows to the side. Suite comprising Jacuzzi bath with mixer tap and hand held shower attachment, large shower enclosure with mains operated shower unit, fixed rainwater shower head and hand held shower attachment, pedestal wash hand basin and close coupled WC. Chrome heated towel rail. Extractor fan. Fully tiled walls. Tiled floor with underfloor heating.

Rear Garden

Indian stone sun terrace with steps down to the garden which is predominantly laid to lawn with established planting. Insulated summerhouse with double glazing, power, light and internet, an all important asset enabling this garden building to offer a multitude of uses, including a home office. Timber shed with power and light. Pedestrian gated access to both sides of the bungalow.

Tenure

This property is Freehold

Council Tax Band

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

Agent's Note

We understand from the vendor there is fibre to the property 900mb.

The vendor has advised that they make a contribution of £10 per annum towards the maintenance of the road.

Location & Amenities

A well-stocked Co-operative store and local bus service are available on Faversham Road approximately 0.4 miles (8/10 minutes on foot) and Joy Lane Post Office & store also approximately 0.4 miles.

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 and can be reached by strolling along the shoreline.

The popular pub and restaurant 'The Rose in Bloom' (0.6 miles) with views over the sea can also be reached on foot.

Excellent medical facilities are available at Estuary View Medical Centre and shopping facilities at Prospect Retail Park which includes a Marks & Spencers Food Hall, Aldi, Home Bargains, Pets At Home and Halfords (1.4 miles).

Major road links are easily accessible via the A299.

