

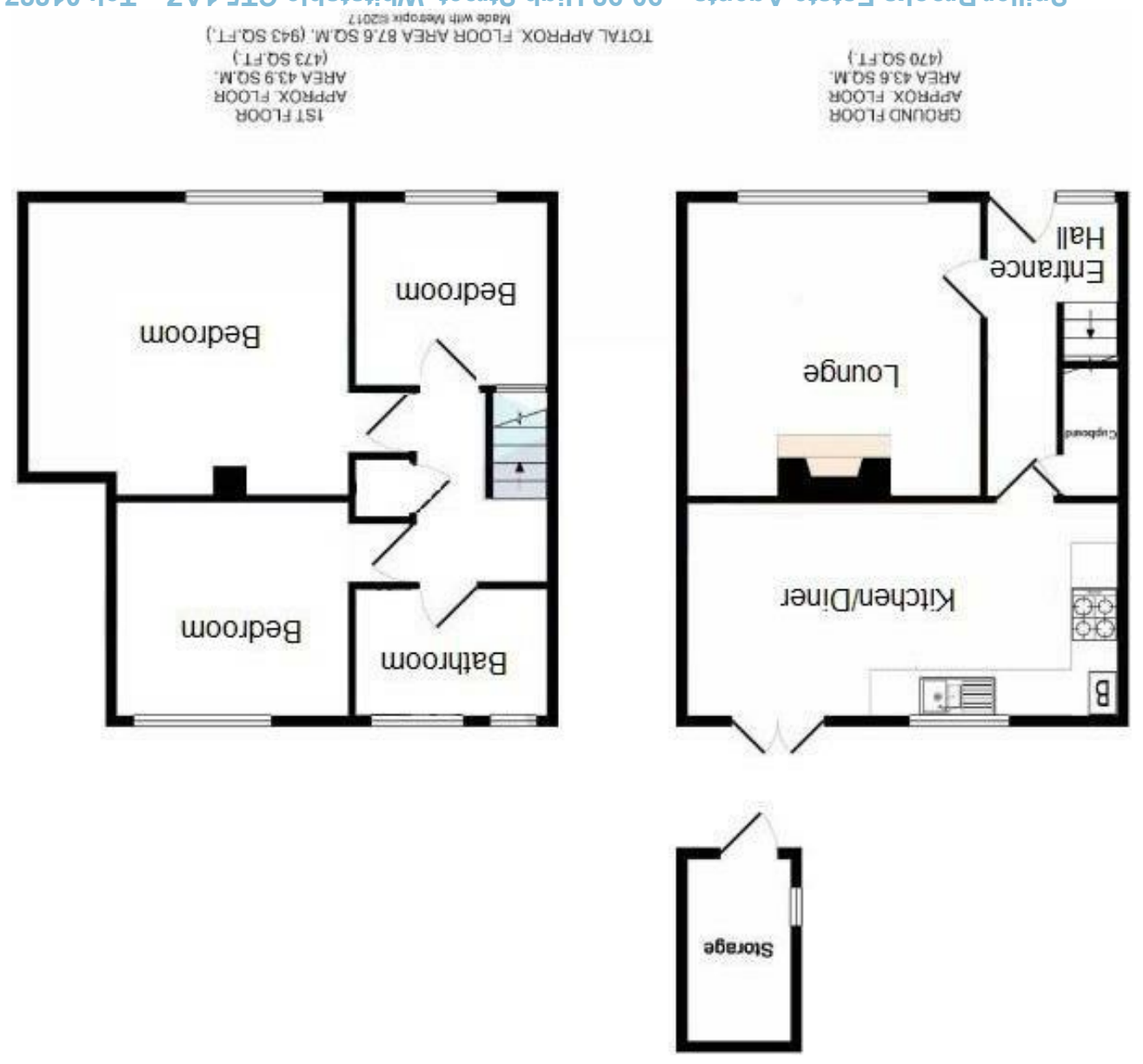
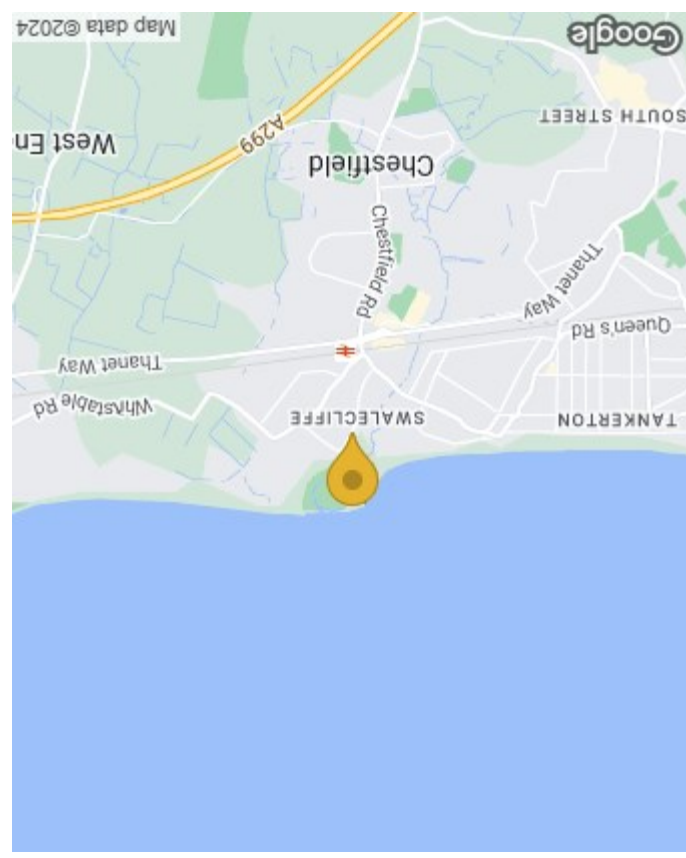


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| EU Directive | 2002/91/EC | 2024/1186 |
|--|-------------|-----------|
| Very energy efficient - lower CO2 emissions | A (92 plus) | (92 plus) |
| Energy efficient - lower running costs | B (81-91) | (81-91) |
| Decent energy efficiency | C (69-80) | (69-80) |
| Not energy efficient - higher running costs | D (55-68) | (55-68) |
| Very poor energy efficiency - high running costs | E (39-54) | (39-54) |
| Very poor energy efficiency - high running costs | F (21-38) | (21-38) |
| Very poor energy efficiency - high running costs | G (1-20) | (1-20) |

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14 Church Way Swalecliffe, Whitstable CT5 2NN



Working for you and with you

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CHAIN FREE SALE - SWALECLIFFE BEACH ALMOST ON THE DOORSTEP

Super three-bedroom terraced house just moments from the beach and Swalecliffe Recreation Ground.

Situated away from passing traffic, this lovely home comprises entrance hall, lounge to the front and a good size kitchen/diner with access to the rear garden. Upstairs there are three bedrooms, two doubles and one single with a modern bathroom completing the interior.

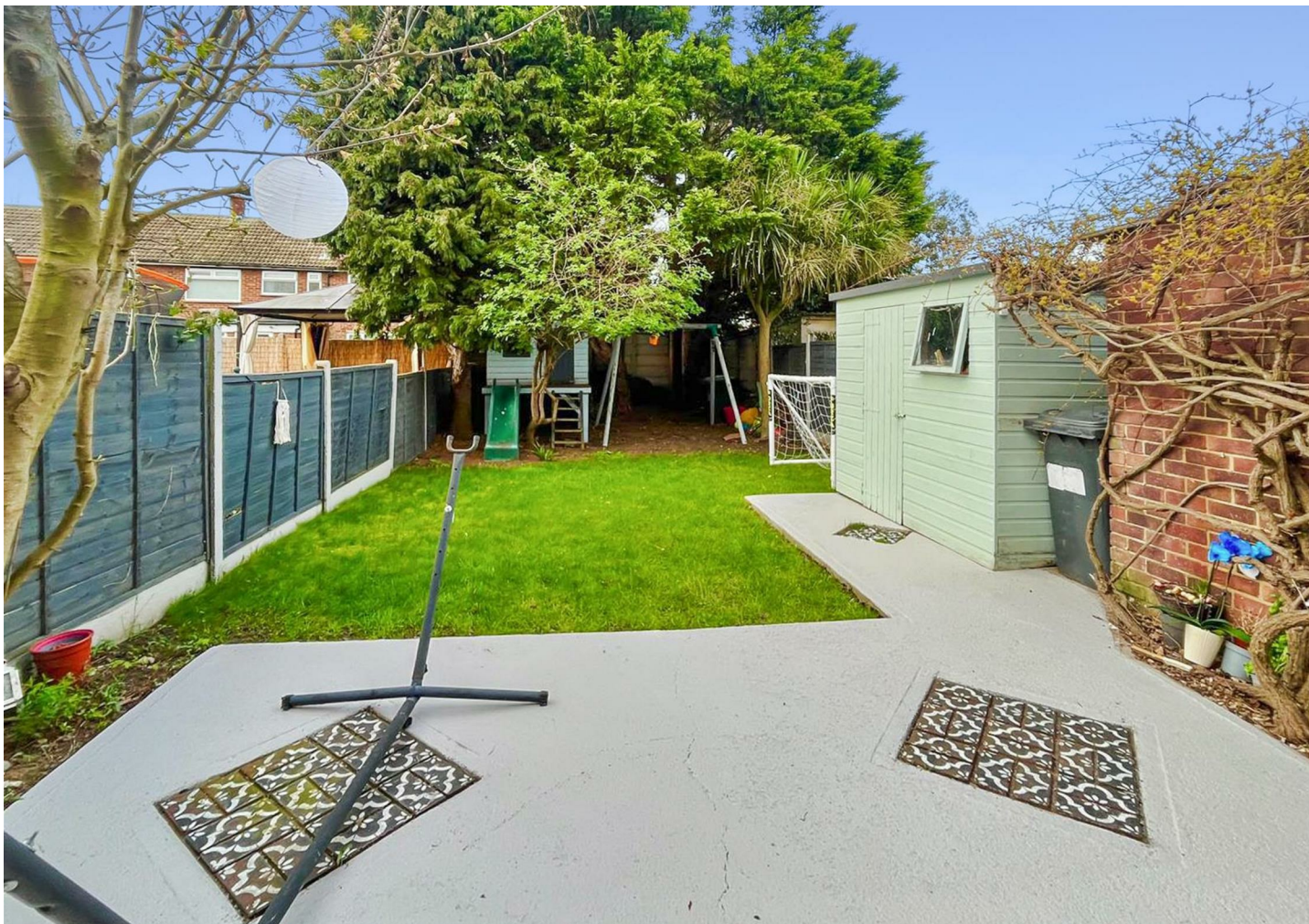
A sunny rear garden has been thoughtfully zoned to provide a children's play area and an adult seating and entertaining space.

The location of this home offers absolute convenience with an array of transport and shopping facilities nearby; Chestfield & Swalecliffe Railway Station (0.3 miles) with bus services to local towns available in both Herne Bay Road and St John's Road. A convenience store, Post Office, pharmacy, fish and chips and a pet groomers are just some of the retailers within walking distance.

Well-regarded Swalecliffe Primary School can also be reached on foot (0.6 miles).

This home offers a fabulous opportunity to enjoy and embrace a coastal lifestyle in fashionable and flourishing Whitstable.

£295,000



Entrance Hall

Upvc double glazed entrance door with full height obscure window to the side. Radiator. Cupboard under the stairs. Laminate flooring.

Lounge

12'10 max x 12'6 (3.91m max x 3.81m)
Upvc double glazed window to the front. Fireplace housing electric fire. Radiator. TV point.

Kitchen/Diner

18'10 x 9'1 (5.74m x 2.77m)
Upvc double glazed French doors to the rear garden and Upvc double glazed window overlooking the rear garden. Range of matching wall, base and drawer units. Laminate worktop with inset stainless steel sink unit and mixer tap. Four ring gas hob with feature splashback tiling, electric oven and grill below and stainless steel extractor hood above. Cupboard housing central heating boiler. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Power points. Feature radiator. Partially tiled walls. Spot lights. Laminate flooring.

First Floor Landing

Cupboard housing hot water cylinder and shelving. Loft access. Power point.

Bedroom 1

14'1 x 12'7 (4.29m x 3.84m)
Upvc double glazed window to the front. Radiator.

Bedroom 2

10'5 x 9'7 (3.18m x 2.92m)
Upvc double glazed window overlooking the rear garden. Radiator.

Bedroom 3

8'2 x 7'9 (2.49m x 2.36m)
Upvc double glazed window to the front. Radiator.

Bathroom

Two Upvc double glazed frosted windows to the rear. Suite comprising 'P' shaped bath with glass screen, mains operated shower, rain water shower head, hand held shower attachment and mixer tap, vanity unit with counter top basin and mixer tap and close coupled WC. Heated towel rail. Fully tiled walls and floor. Spotlights.

Rear Garden

IRO 47' length, 18' Width. Lawn area, seating area and play area. Established trees. Timber storage shed. Pedestrian gate to the side access.

Tenure

This property is freehold.

Council Tax Band

Band B: £1,708.60 2024/25
We suggest interested parties make their own investigations

Location & Amenities

Sainsburys supermarket and Chestfield Medical Centre (0.7 miles).

Tesco Superstore (2.2 miles).

Estuary View, a state of the art medical centre, with a minor injuries and minor ops unit is approximately 3.5 miles.

Tankerton slopes and seafront, together with a selection of shops and cafes (approx 1.2 miles).

Whitstable, a charming and trendy coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture, is approx 1.2 miles.

Picturesque St John's Parish Church is close by.

Major road links are easily accessible via the A299.

