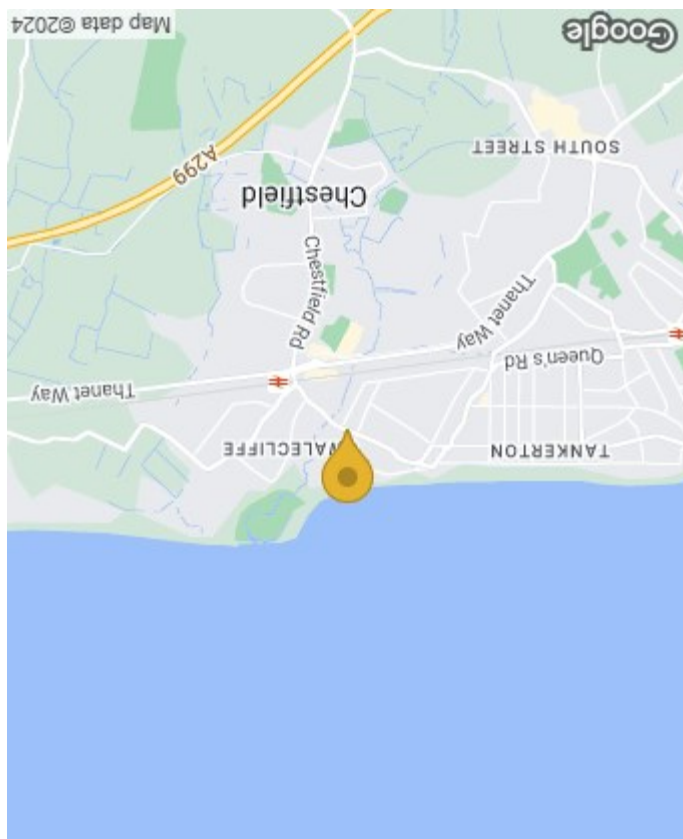




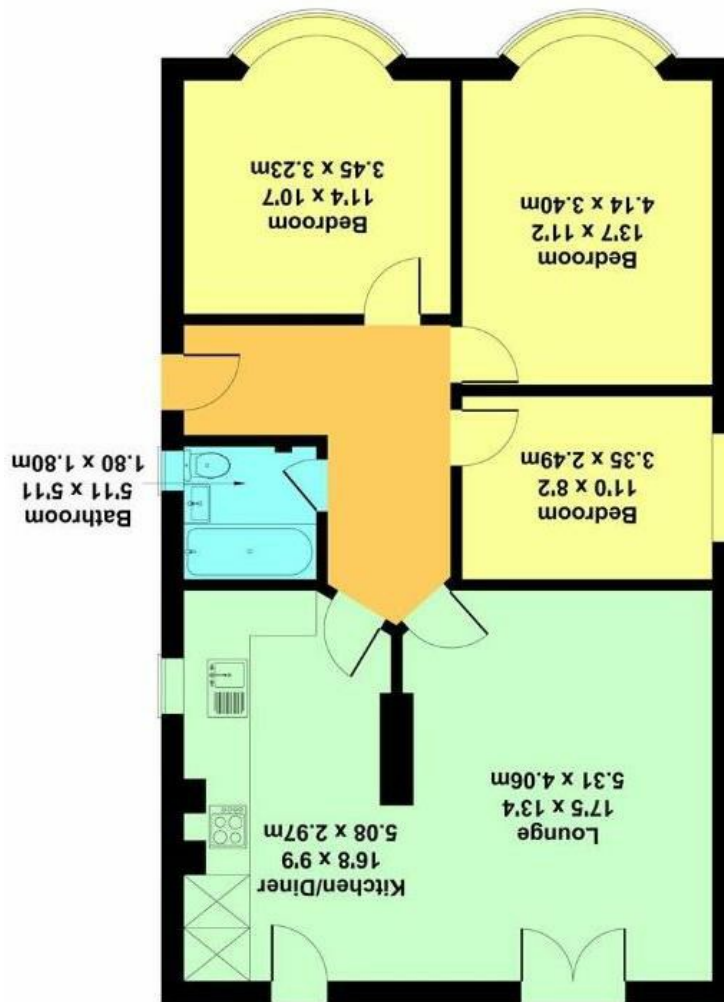
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A (plus)
(91-100)	A (plus)

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(91-100)	A (plus)



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Approximate Gross Internal Area
967 sq ft - 90 sq m



69 Herne Bay Road
Tankerton, Whitstable, CT5 2LP



Working for you and with you

69 Herne Bay Road Tankerton, Whitstable, CT5 2LP

RARELY AVAILABLE 3 BEDROOM BUNGALOW

Super location within a few minutes' walk (0.3 miles) of the picturesque seafront with its colourful array of beach huts and scenic coastal walks.

Refurbished throughout and sitting on a good size flat plot with a South facing rear garden, this smart three-bedroom bungalow is ready to move straight in. A stylish kitchen with integrated appliances, contemporary bathroom, new flooring and an excellent 'C' rated Energy Performance Certificate, add to the appeal. The versatile accommodation provides flexibility for adapting the space to suit your lifestyle.

Solar panels tick the all-important box for reduced electricity bills, a significant benefit in the current economic climate.

A spacious garage with power, light and a new roof would lend itself to a workshop, hobby room or storage of a beloved car or motorbike, or for those of you who like to get out on the water, beach and water sports equipment.

With the comfort and convenience of an extensive array of amenities nearby, this home has plenty to offer.

Call Spiller Brooks to book your viewing - flexible viewing days and times.



£450,000



UPGRADES/SPECIFICATION

Worcester Bosch gas combination boiler

New fuse board

Excellent 'C' rated Energy Performance Certificate (EPC)

New kitchen with integrated appliances; dishwasher, fridge/freezer, washing machine and oven.

New bathroom

New carpet and LVT flooring throughout

Fully double glazed

Large easy to access 24ft garage/workshop with new roof, power and light.

Boarded loft with Velux window

South facing rear garden

Air conditioning unit in lounge/diner

Fully owned solar panels

Off street parking to the front and garage (accessed via Kemp Road)

SOLAR PANELS

We understand the solar panels are owned outright and based on the panels and current electricity rates anticipated savings circa £600 a year on electricity costs.

TENURE

This property is Freehold.

COUNCIL TAX BAND

Band D : £2,196.77 2024/25

We would suggest that interested parties make their own investigations.

LOCATION & AMENITIES

The pebble beach and picturesque seafront a few minutes' walk (0.3 miles).

Whitstable, a prospering and popular coastal town, with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes (1.7 miles).

Parade of shops in Swalecliffe, including a pharmacy, (0.3 miles).

Chestfield and Swalecliffe Railway Station (0.3 miles).

Additional shopping facilities in Tankerton Road including a Post Office in Tesco Express (0.8 miles), restaurants, cafes and bakeries.

Sainsburys and Chestfield Medical Centre (0.6 miles).

Frequent bus services are located nearby in Herne Bay and Tankerton Roads.

Recently refurbished Wheatsheaf public house (0.2 miles) less than 5 minutes on foot.

The Barn public house and Chestfield golf club (0.9 miles).

The A299 is easily accessible for access to both the A2 and M2.

