

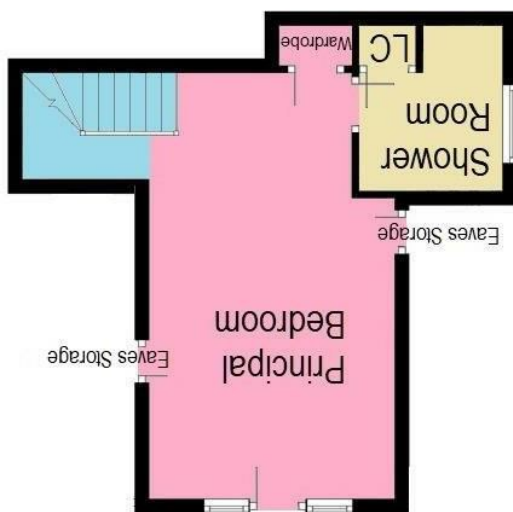


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Total Approximate Area : 113 sqm (1216 sqft)
 Floorplans are a guide only and measurements must not be relied on in any way

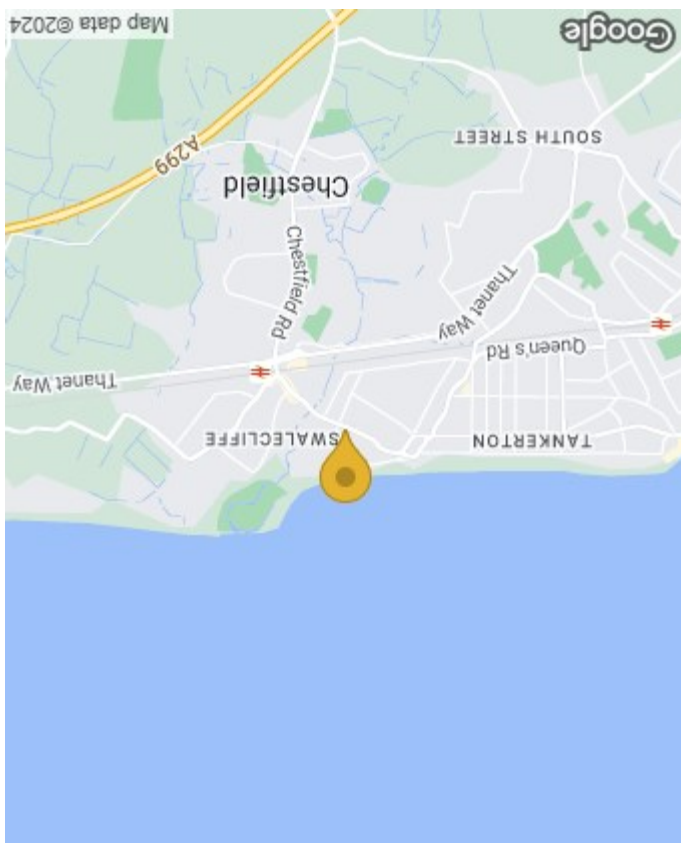


GROUND FLOOR



FIRST FLOOR

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Below average energy efficiency - higher running costs	D (39-54)
Poor energy efficiency - higher running costs	E (21-38)
Very poor energy efficiency - higher running costs	F (1-20)
Very poor energy efficiency - higher running costs	G (1-20)



34 Herne Bay Road
 Whitstable, CT5 2LL



Working for you and with you

34 Herne Bay Road Whitstable, CT5 2LL

A FEW MINUTES' WALK TO THE SEAFRONT & ATTRACTIVE END OF CHAIN SALE

Deceptively spacious with versatile and well-proportioned accommodation, this chalet bungalow is within easy reach of an array of amenities including Chestfield & Swalecliffe Railway Station and frequent bus services to local towns.

A good size entrance hall leads to a super kitchen/diner flooded with natural light, providing access to the rear garden, and opening to the lounge with a log burning stove. There is a very handy and practical utility room, two ground floor bedrooms, one double, one single, and a four-piece bathroom with separate shower on the ground floor.

A solid wood staircase provides direct access to an exceptionally generous room, almost 20ft in length, and a modern shower room.

An attractive and private rear garden is a tranquil haven to enjoy a lovely sunny day away from the hustle and bustle, although with the beach almost on the doorstep the best of both worlds is on offer.

This home is a wonderful opportunity to embrace and enjoy the delights of a coastal lifestyle.

£550,000



Entrance Hall

14'9 max x 6'11 (4.50m max x 2.11m)

Entrance door with leaded stain glass panels. Double glazed window to the side. Velux window above the stairs. Radiator. Power points. Telephone point. Thermostat control for central heating. Under stairs storage cupboard. Downlighters. Tiled floor with underfloor heating. Stairs to the first floor.

Lounge

13'10 x 10'11 max (4.22m x 3.33m max)

Radiator. Log burning stove with marble hearth. Power points. Television point. Two wall light points. Opening to the kitchen/diner.

Kitchen/Diner

21'0 x 11'10 (6.40m x 3.61m)

Upvc double glazed bi-folding doors to the rear garden. Upvc double glazed window to the rear overlooking the garden, additional Upvc double glazed windows to either side. Roof lantern. Matching range of wall, base and drawer units. Corner display cabinet. Wooden worktop with inset 1½ bowl stainless steel sink unit and mixer tap. Rangemaster gas oven and hob with stainless steel extractor hood above. Cupboard housing Ideal gas combination boiler. Integrated dishwasher. Power points. Television point. Tiled floor with underfloor heating. Downlighters.

Utility Room

8'10 x 5'10 (2.69m x 1.78m)

Matching wall and base units. Wooden worktop. Space and plumbing for fridge/freezer, tumble dryer and washing machine. Tiled floor with underfloor heating. Downlighters.

Bedroom 2

13'5 x 11'2 (4.09m x 3.40m)

Upvc double glazed bay window to the front. Radiator.

Bedroom 3

9'11 x 7'11 (3.02m x 2.41m)

Upvc double glazed window to the front. Radiator.

Bathroom

8'6 x 8'3 + shower enclosure (2.59m x 2.51m + shower enclosure)

Upvc double glazed obscure window to the side. Suite comprising bath with bath filler, hand held shower attachment and tiled surround, wall mounted vanity unit with inset wash hand basin, mixer tap and splashback tiling, shower enclosure with mains operated shower unit, rainwater shower head and hand held shower attachment and close coupled WC. Shaver socket. Chrome heated towel rail. Extractor fan. Tiled floor with underfloor heating.

First Floor Principal Bedroom

19'9 max x 11'4 max (6.02m max x 3.45m max)

Upvc double glazed door with double glazed windows to either side overlooking the rear garden. Two radiators. Power points. Television and telephone points. Built-in wardrobe cupboard with hanging rail and light. Two eaves storage cupboards.

En-Suite Shower Room

8'3 max x 7'8 (2.51m max x 2.34m)

Upvc double glazed window to the side. Suite comprising fully tiled shower enclosure with mains operated shower, wall mounted vanity unit with inset wash hand basin, mixer tap and splashback tiling and close coupled WC. Linen cupboard with slatted shelves. Extractor fan. Downlighters. Tiled floor.

Rear Garden

Predominantly laid to lawn with paved path to patio seating area. Decked area. Established trees, plants and shrubs. Pergola. Two storage sheds. Two summer houses with power and light. External tap, light and power point. Pedestrian gated access to either side.

Tenure

This property is Freehold.

Council Tax Band

Band D : £2,196.77 2024/25

We suggest that interested parties make their own investigations

Agent's Note

Please note that the seller is not familiar with the property and cannot therefore verify the property particulars.

Location & Amenities

Conveniently situated with a parade of shops in Tankerton Road including a Post Office in Tesco Express (0.7 miles), restaurants, cafes and bakeries.

A further selection of shops in Swalecliffe together with Chestfield and Swalecliffe Railway Station (0.4 miles)

Sainsburys and Chestfield Medical Centre (0.7 miles).

Frequent bus services to local towns are located almost on the doorstep in Herne Bay Road.

Swalecliffe Community Primary School is 0.3 miles.

Vibrant Whitstable town centre with its diverse range of fashionable boutiques, eateries, working harbour and quirky walkways is approximately 1.6 miles.

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

