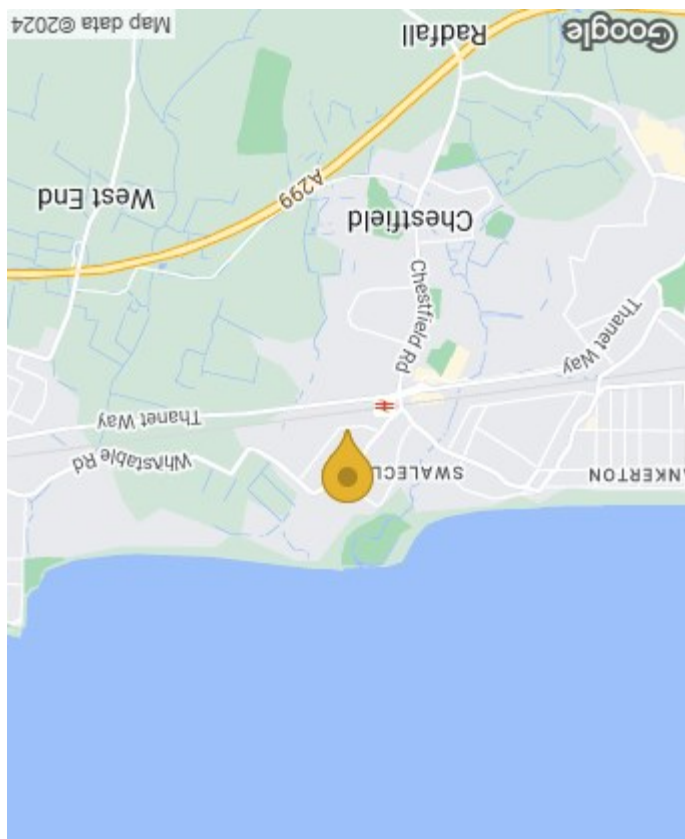




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

| England & Wales | |
|--|---------------|
| EU Directive | 2002/91/EC |
| Very energy efficient - lower running costs | (A) (92 plus) |
| Energy efficient | (B) (81-91) |
| Decent | (C) (69-80) |
| Below average | (D) (55-68) |
| Average | (E) (39-54) |
| Below average | (F) (21-38) |
| Very energy inefficient - higher running costs | (G) (1-20) |
| Current | |
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17 Goodwin Avenue
Swalecliffe, Whitstable, CT5 2QY



Working for you and with you

**17 Goodwin Avenue
Swalecliffe, Whitstable, CT5 2QY**

End of chain sale.

This semi-detached bungalow is conveniently situated within 0.2 miles of a parade of shops in Swalecliffe and the railway station, and approximately 3 minutes' walk to the nearest bus stop.

Scenic coastal walks and the beach are (0.7 miles) 15 minutes on foot.

This bungalow has a useful extension to the rear providing a dedicated dining area and access to the garden. The accommodation would now benefit from some updating and enhancing; a central entrance hall leads to the kitchen, lounge/diner, two bedrooms and bathroom.

A detached garage completes this property.

In our opinion this home offers scope to extend to the side if required, subject to all necessary planning consents.

With the comfort and convenience of amenities close by, this bungalow is well worth a visit.

£298,000



Entrance Hall

Recessed porch. Upvc entrance door. Radiator. Picture rail. Double power point. Loft access. Laminate flooring.

Lounge/Diner

17' x 10'9 max (5.18m x 3.28m max)

Lounge Area

10'8 x 9'11 (3.25m x 3.02m)
Radiator. TV and telephone points.

Dining Area

10'9 x 5'11 (3.28m x 1.80m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed window and door to the side leading to the garden. Radiator. Laminate flooring.

Kitchen

8'11 x 6'5 (2.72m x 1.96m)
Upvc double glazed windows overlooking the rear garden. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Space for free standing cooker. Fully tiled walls. Laminate flooring.

Bedroom 1

10'6 x 10' (3.20m x 3.05m)
Upvc double glazed window to the front. Radiator.

Bedroom 2

9' x 8'6 (2.74m x 2.59m)
Upvc double glazed bay window to the front. Radiator.

Bathroom

5'11 x 5'4 (1.80m x 1.63m)
Upvc double glazed obscure window to the side. Suite comprising bath with mains shower unit over, pedestal wash hand basin and close coupled WC. Radiator. Fully tiled walls. Laminate flooring.

Detached Garage

Up and over door to the front. Personal door to the side.

Rear Garden

Laid to lawn, shingle and concrete patio. Enclosed with fencing.

Front Garden

Predominantly laid to lawn. Blocked paved driveway. Enclosed with fencing and double gates.

Measurements

Measurements are a guide and should not be relied upon in any way.

Tenure

This property is Freehold.

Council Tax Band

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

Location & Amenities

Parade of shops including a Post Office, pharmacy, convenience store, newsagent, library and fish and chips (0.2 miles).

More extensive shopping facilities are available at Sainsburys Superstore (0.6 miles) with Chestfield Medical Centre also 0.6 miles.

Chestfield & Swalecliffe Railway Station (0.2 miles).

Highly regarded Tankerton with a selection of independent shops, Tesco Express and eateries (1.3 miles).

Vibrant Whitstable with an array of delightful independent boutiques and well known restaurants is approximately 2.2 miles.

The A299 Thanet Way is easily accessible and provides access to the major road networks.

