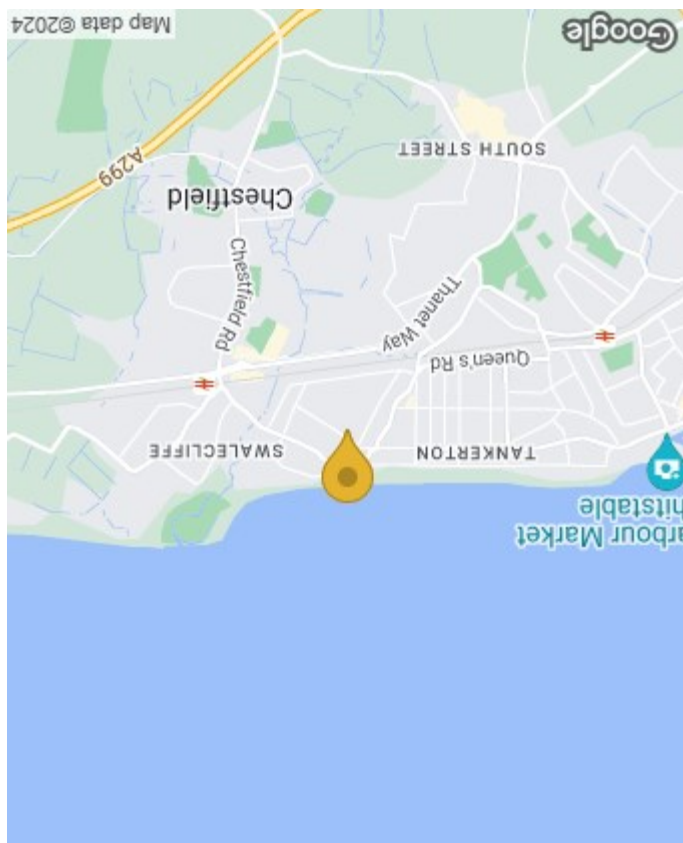




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

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

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8 Newton Road
Tankerton, Whitstable, CT5 2JD



Working for you and with you

8 Newton Road Tankerton, Whitstable, CT5 2JD

This spacious 3-bedroom bungalow is situated within 0.3 miles, approximately 5 minutes on foot, of favoured Tankerton seafront with its colourful array of beach huts and picturesque coastal walks.

Now requiring completion of refurbishment works, this property offers a fabulous opportunity for some creative and stylish updating.

The comfortably proportioned accommodation comprises entrance hall, large lounge with recently fitted bi-folding doors, kitchen/diner also with access to the rear garden, three bedrooms, two doubles and one single, utility/cloakroom and a large bathroom with sufficient space to accommodate a bath and separate shower.

A super garden is a lovely blank canvas and full of potential to create a colourful landscape with various entertaining spaces, or for those of you who wish to 'grow your own', sufficient space for a kitchen garden.

For sale with no onward chain, this bungalow is an attractive proposition.

£550,000



Entrance Porch

Upvc double glazed entrance door to small enclosed porch. Part glazed timber door to entrance hall.

Entrance Hall

Radiator. Thermostat control for central heating. Downlighters. Laminate flooring.

Sitting Room

22'5 x 12'4 (6.83m x 3.76m)

Upvc double glazed bi-folding doors to the rear garden and Upvc double glazed high level window to the side. Fireplace with electric fire, marble hearth and surround. Two radiators. Opening to the inner hall.

Kitchen/Diner

Kitchen Area

14'6 x 11'10 (4.42m x 3.61m)

Upvc double glazed obscure windows to the side and front. Matching range of wall, base and drawer units. Worktop with inset 1½ bowl stainless steel sink unit. Space and plumbing for dishwasher. Space for under counter fridge and freezer and space for freestanding fridge/freezer. Gas hob with extractor above and built-in single oven. Full height built in cupboard housing Worcester combination boiler and slatted shelves. Inset downlighters. Loft access via fitted ladder to partly boarded loft with light. Vinyl flooring.

Dining Area

11'4 x 10'6 (3.45m x 3.20m)

Upvc double glazed patio doors to the rear garden. Upvc double glazed window to the side. Radiator.

Utility Room

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

Upvc double glazed obscure window to the rear. Worktop. Space and plumbing for washing machine. Vanity wash hand basin. and close coupled WC. Chrome heated towel rail. Tiled floor.

Bedroom 1

12'6 x 10'11 (3.81m x 3.33m)

Upvc double glazed bay window to the front. Radiator. Ornamental fireplace. Laminate flooring.

Bedroom 2

11'6 x 9'9 (3.51m x 2.97m)

Upvc double glazed bay window to the front. Radiator. Range of built-in furniture. Exposed floorboards.

Inner Hall

Remote operated skylight. Laminate flooring. Doors to bedroom 3 and the bathroom.

Bedroom 3

9'9 x 7'7 (2.97m x 2.31m)

Upvc double glazed bay window to the front. Radiator. Laminate flooring.

Bathroom

12'2 into shower x 7'7 (3.71m into shower x 2.31m)

Upvc double glazed obscure window to the rear. Suite comprising fully tiled shower with mains operated shower, bath with mixer tap, vanity wash hand basin and close coupled WC. Chrome heated towel rail. Fitted shelves. Downlighters. Extractor fan. Tiled floor.

Rear Garden

Predominantly laid to lawn with established trees and shrubs. Patio area and raised patio outside the dining room. External tap. External lights. Pedestrian gated side access.

Front Garden

Block paved driveway and path to the front door. Lawn areas. Partially enclosed with a low level wall.

Tenure

This property is Freehold.

Council Tax Band

Band D : £2,196.77 2024/25

We suggest that interested parties make their own investigations

Location & Amenities

This home is within close proximity to all local amenities including shops, cafes, restaurants, bus services and medical centres.

Chestfield and Swalecliffe railway station is approximately 0.7 miles.

Fashionable Whitstable with its vibrant High Street and more extensive range of facilities is approximately 1.3 miles.

Tankerton and Whitstable are well served for highly regarded primary schools, the closest, Swalecliffe Primary School, is 161 metres.

The A299 is easily accessible and provides a link to the A2 dual carriageway and M2 motorway.

