

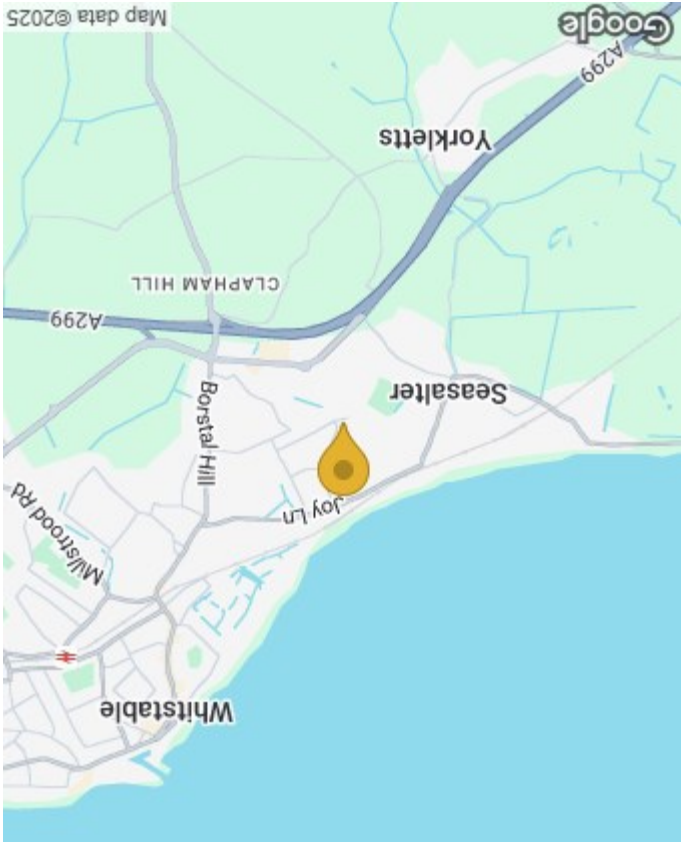


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England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions	Current	Potential
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(1-10)	A	
(11-15)	B	
(16-20)	C	
(21-25)	D	
(26-30)	E	
(31-35)	F	
(36-40)	G	
(41-50)		
(51-60)		
(61-70)		
(71-80)		
(81-90)		
(91-100)		



46 Sandpiper Road
Whitstable, CT5 4TP

Working for you and with you



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Offering the perfect blend of comfort and style, this home has been enhanced and uplifted by the current owners to provide smart, well presented accommodation throughout.

A central entrance hall leads to a good size lounge/diner with a large bay window allowing the light to flood in, a contemporary high gloss kitchen with a very useful built-in pantry cupboard, two double bedrooms and a super sleek shower room completing the interior.

Outside a lovely sunny garden has been thoughtfully zoned with raised vegetable beds, a timber shed and low maintenance shingle at the far end and the inclusion of dedicated seating areas maximising enjoyment on a sunny day.

The generous front garden with a long driveway adds to the overall appeal of this property, providing extensive parking for all, a highly desirable asset.

A detached garage with power and light is the finishing touch.

This is a fabulous opportunity to make this bungalow your home in Whitstable, a flourishing and fashionable coastal town.

£400,000



Entrance Hall

Upvc double glazed entrance door. Radiator. Hive thermostat. Loft access via fitted ladder to boarded loft with light. Cloaks cupboard. Parquet flooring.

Lounge/Diner

18'6 into bay x 11' (5.64m into bay x 3.35m)
Large Upvc double glazed bay window to front with fitted plantation shutters. Fireplace with electric log burning stove. TV point. Radiator. Parquet flooring.

Kitchen

10'6 x 9'11 (3.20m x 3.02m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the garden. Matching range of base, wall and drawer units. Laminate worktop with inset sink and mixer tap. Space for freestanding electric cooker with stainless steel extractor hood above. Built-in pantry cupboard. Space for fridge/freezer and space and plumbing for washing machine Wall mounted Worcester Bosch combination boiler. Radiator. Downlighters. Vinyl flooring.

Bedroom 1

15' x 10'3 (4.57m x 3.12m)
Upvc double glazed window overlooking the rear garden. Radiator. Laminate flooring.

Bedroom 2

9'11 x 8'6 (3.02m x 2.59m)
Upvc double glazed window to the front with fitted plantation shutters. Radiator. Laminate flooring.

Shower Room

8'7 x 5'7 (2.62m x 1.70m)
Two Upvc double glazed obscure windows to the side. Suite comprising large walk-in shower with fixed rainwater shower head and mains shower unit, vanity unit with inset wash hand basin and concealed cistern WC. Chrome heated towel rail. Extractor fan. Tiled walls. Laminate flooring.

Detached Garage

15'7 x 8'2 (4.75m x 2.49m)
Up and over door to the front. Power and light.

Rear Garden

74' x 32' (22.56m x 9.75m)
Sunny rear garden thoughtfully zoned and created to add structure and texture to the landscape to provide a tranquil setting for rest and relaxation with a paved patio and separate decked seating area. There is a variety of established planting and the far end of the garden has been constructed with low maintenance in mind and provides an opportunity for 'grow you own' with dedicated raised vegetable beds and a useful garden shed. Exterior tap, power points and light. Gated pedestrian access leads to the driveway and front garden.

Front Garden

Neatly presented with a lawn area, established planting and a long driveway

Tenure

This property is Freehold.

Council Tax Band

Band C : £1,952.69 2024/25
We suggest interested parties make their own investigations.

Location & Amenities

Excellent medical facilities are available at Estuary View Medical Centre located just over 1.4 miles.

Prospect Retail Park (also 1.4 miles) offers a variety of retailers including a Marks & Spencer's Food Hall, Aldi store, Home Bargains, Halfords & Pets at Home.

The popular pub and restaurant with views over the sea 'The Rose in Bloom' is approximately 0.4 miles (10-15 mins on foot, 2 mins by car).

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.3 miles.

More extensive shopping facilities are available in Canterbury approximately 6.5 miles.

Major road links are easily accessible via the A299.

