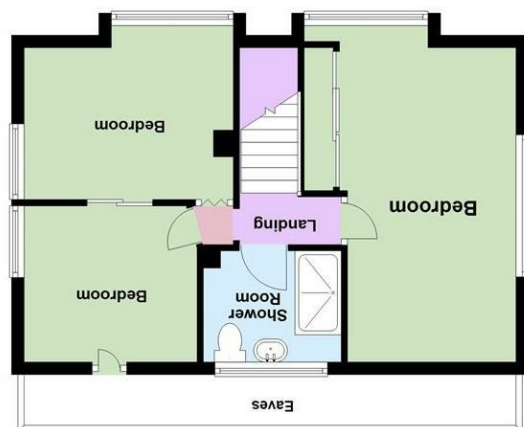
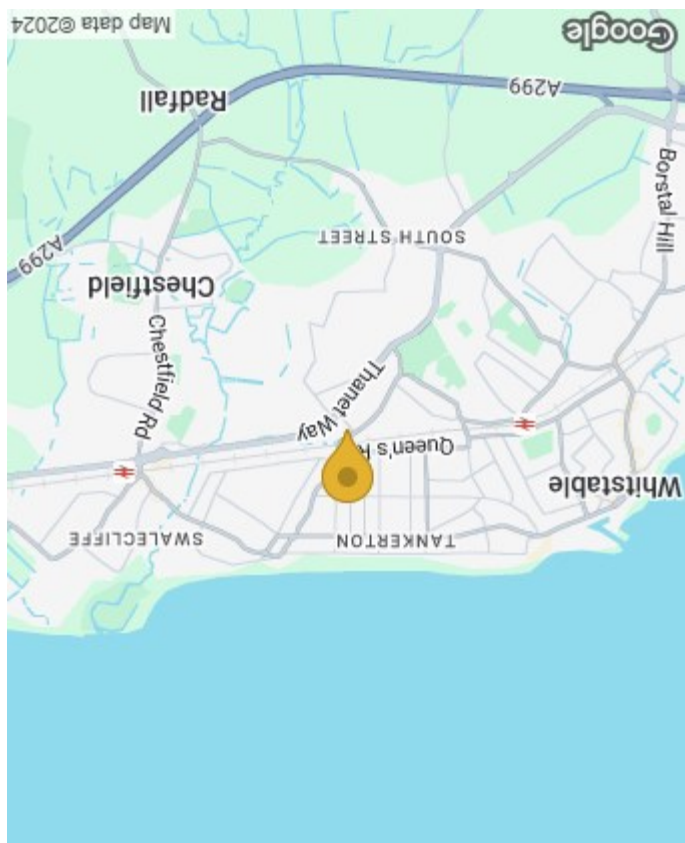




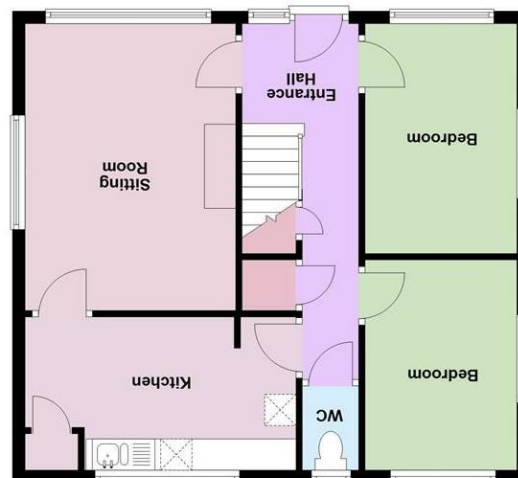
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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

England & Wales	
EU Directive 2002/91/EC	Current Potential
(1-20)	A
(21-30)	B
(31-40)	C
(41-50)	D
(51-60)	E
(61-70)	F
(71-80)	G
48	
82	



First Floor
Approx. 40.9 sq. metres (440.4 sq. feet)



Ground Floor
Main area: approx. 56.2 sq. metres (605.0 sq. feet)
Plus garage, approx. 12.0 sq. metres (129.6 sq. feet)



3 Foxgrove Road
Tankerton, Whitstable, CT5 1PB



Working for you and with you

3 Foxgrove Road Tankerton, Whitstable, CT5 1PB

Situated on a generous plot with a particularly private rear garden, this treasured home was built in 1960 by a reputable local builder and has been in the same ownership ever since.

A light, bright and spacious entrance hall is a welcoming introduction to the comfortable accommodation comprising sitting room with a large picture window to the front, dining room and kitchen overlooking the rear garden, further reception room to the front and a very handy ground floor cloakroom. There are three bedrooms on the first floor; a good size double with built-in wardrobes, and two singles. A family bathroom completes the interior.

Now requiring uplifting and enhancing, the extensive potential to extend (subject to appropriate consents) provides a blank canvas for personalisation; a fantastic opportunity to create a bespoke home to suit your own living requirements.

Conveniently situated, an array of amenities are nearby; favoured Tankerton slopes and beach, 0.6 miles approximately 10/15 minutes on foot, a bus service to local towns is almost on the doorstep, a parade of shops on Tankerton Road (0.6 miles) and Sainsburys superstore, Chestfield Medical Centre and Chestfield and Swalecliffe railway station, all approximately 1 mile.

Enjoy and embrace a coastal lifestyle in flourishing and fashionable Whitstable.

£459,950



Entrance Hall

Upvc double glazed door and glazed panel to the side. Radiator. Telephone point. Cloaks cupboard. Airing cupboard with slatted shelves and hot water cylinder. Thermostatic control for central heating. Stairs to the first floor.

Sitting Room

15'1 x 11' (4.60m x 3.35m)

Upvc double glazed window to the front and high level Upvc double glazed window to the side. Feature brick open fireplace. Radiator. TV aerial. Picture rail.

Kitchen/Breakfast Room

14'1 x 8' (4.29m x 2.44m)

Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the rear garden. Range of base and wall cupboards. Laminate worktop and upstand with inset double bowl sink with mixer tap. Space and plumbing for washing machine and fridge/freezer. Built-in cupboard with Upvc double glazed obscure window to the rear housing Worcester gas boiler and gas meter. Radiator. Wall mounted central heating controls. Vinyl flooring.

Dining Room/Reception Room

10'11 x 7'11 (3.33m x 2.41m)

Upvc double glazed window overlooking the rear garden and high-level Upvc window to the side. Radiator.

Reception Room

12' x 7'11 (3.66m x 2.41m)

Upvc double glazed window to the front and high-level Upvc double glazed window to the side.

Cloakroom

Upvc double glazed obscure window to the rear. Low level WC. Tiled floor.

Landing

Bedroom 1

17'6 x 11'3 into built-in wardrobe narr to 8' (5.33m x 3.43m into built-in wardrobe narr to 2.44m)

Upvc double glazed windows to the front and side. Radiator. Built-in triple wardrobe with sliding mirror doors, shelves and hanging rail. Loft access.

Bedroom 2

10'11 x 8'10 max (3.33m x 2.69m max)

Upvc double glazed windows to the front and side. Radiator. Sliding glass doors opening to Bedroom 3.

Bedroom 3

8'11 x 7'11 (2.72m x 2.41m)

Upvc double glazed window to the side. Radiator. Eaves access.

Shower Room

7'2 x 5'9 max (2.18m x 1.75m max)

Upvc double glazed obscure window to the rear. Suite comprising walk-in shower with non slip shower tray, mains operated shower unit, mermaid panels and glass screen to the side, pedestal wash hand basin and low level WC. Radiator. Partially tiled walls. Vinyl flooring.

Detached Garage

14' x 9' (4.27m x 2.74m)

Up and over door to the front.

Rear Garden

Well screened rear garden, predominantly laid to lawn with established shrubs and trees. Paved patio. Summer house. Water butt. Pedestrian access to both sides.

Council Tax Band

Band D : £2,196.77 2024/25

We would suggest that interested parties make their own enquiries.

Tenure

This property is Freehold.

Location & Amenities

Picturesque Tankerton seafront, together with a selection of shops, including a Post Office within Tesco Express, are approximately 0.6 miles.

Sainsburys (0.7 miles) and Tesco Superstore (1.1 miles).

Whitstable (1.4 miles) is a thriving coastal town, well known for its oysters, fish restaurants, delightful seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes, add to the appeal of living by the sea.

There are a good selection of local primary schools with The Whitstable School providing secondary education, further educational facilities, including the University of Kent, are available in Canterbury.

Whitstable & Tankerton are well served for medical facilities including Estuary View Medical Centre with its minor injury and minor ops unit (2.4 miles).

Major road links (A2/M2) are easily accessible via the A299.

Draft Property Details Awaiting Approval

