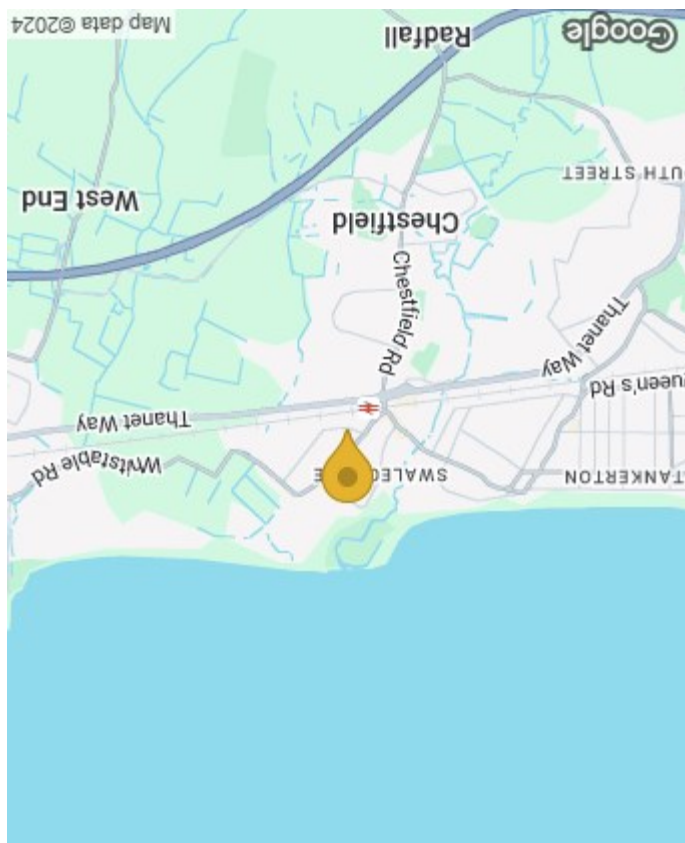




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

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

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Main area: Approx. 112.1 sq. metres (1206.7 sq. feet)
Plus garages: approx. 21.3 sq. metres (229.6 sq. feet)

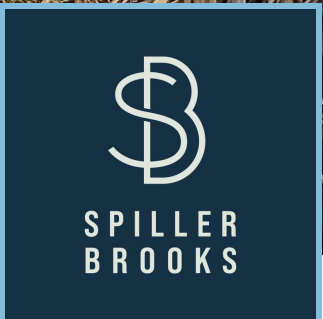


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Ground Floor



11 Goodwin Avenue
Swalecliffe, Whitstable, CT5 2QY



Working for you and with you

11 Goodwin Avenue Swalecliffe, Whitstable, CT5 2QY

Stylish, attractive and unique, this bungalow is an exceptionally rare find.

Thoughtfully extended to create an impressive, efficient and inspirational multi-functional living, dining and kitchen flooded with natural light, this home has family at its heart and meets our expectations for a more relaxed layout and fabulous entertaining space.

This appealing bungalow also comprises three double bedrooms, offering ample space for a growing family or visiting guests. Additionally, there is a dressing room with exciting plans in place to enable a new owner to efficiently transform it into a combined en-suite and dressing area, adding a touch of elegance and functionality to your daily routine.

The finishing touches are the contemporary bathroom and handy utility room ensuring daily tasks are completed with ease.

With a good-sized garage and ample parking, you will never have to worry about finding a spot for your vehicle or storage needs.

A neat rear garden is a restful place to relax away from the hustle and bustle at the end of the day and with an array of amenities nearby, this home offers the ultimate in comfort and convenience.

Enjoy and embrace the coastal lifestyle in a flourishing and fashionable seaside town.

£495,000



Useful Information

We understand from the vendors that they have fitted an electric Velux in the roof above the dressing room and also above the bathroom in readiness for a new owner to vault, or partially vault, the ceilings. There is also plumbing in place in order for a new owner to create an en-suite to the principal bedroom.

Entrance Hall

Aluminium double glazed entrance door and windows. Vaulted ceiling with feature lighting. Tiled floor with underfloor heating. Opening to:

Kitchen/Diner

19'6" x 15' (5.94m x 4.57m)
Aluminium double glazed bi-folding doors to the rear garden. Vaulted ceiling with inset spotlights and feature lighting. Two electric Velux windows with rain sensors and automatic closing. Matching range of wall base and drawer units with soft closers. Worktop with matching upstand, inset ceramic sink and mixer tap. Pull out corner unit. Smeg oven and grill and Smeg ceramic hob. American style fridge/freezer. Integrated dishwasher. Power points with USB sockets. Tiled floor with underfloor heating.

Sitting Room

18'1" x 12' (5.51m x 3.66m)
Vaulted ceiling with inset spotlights. Two Aluminium double glazed windows to the rear overlooking the garden. TV point. Tiled floor with underfloor heating. Wall mounted controls for the underfloor heating.

Bedroom 2

11'8" to w/robe x 9'10" (3.56m to w/robe x 3.02m)
Aluminium double glazed window to the front. Wall of ceiling height wardrobes. Power points with USB sockets. Laminate flooring with underfloor heating. Wall mounted controls for the underfloor heating.

Inner Hall

Thermostatic control for central heating. Radiator. Loft access to partly boarded loft with light.

Bedroom 1

10'7" x 10'1" (3.23m x 3.07m)
Aluminium double glazed window to the front. Picture rail. Radiator.

Dressing Room (& Potential En-Suite)

10'3" x 10'1" (3.12m x 3.07m)
Radiator. Picture rail.

Bedroom 3

9' x 9'8" (2.74m x 2.95m)
Aluminium double glazed window to the front. Radiator. Power points with USB sockets.

Utility Room

8'10" x 6'5" (2.69m x 1.96m)
Matching range of wall and base units and full height storage cupboard. Worktop with inset sink, drainer and mixer tap. Wall mounted consumer unit. Space for tumble dryer. Space and plumbing for washing machine. Vinyl flooring.

Bathroom

6'2" x 5'6" (1.88m x 1.68m)
Suite comprising bath with glass screen to the side, mixer tap and hand held shower attachment, vanity unit with inset wash hand basin, mixer tap, cupboards below and concealed cistern WC. Mermaid wall panelling. Shaver socket. Chrome heated towel rail. Extractor fan. Laminate flooring.

Garage

17'2" x 14' (5.23m x 4.27m)
Up and over door to the front and personal door to the rear garden. Small window to the rear. Power and light.

Rear Garden

Predominantly laid to lawn. Concrete path and seating area. Exterior power points. Metal shed. Enclosed with fencing.

Garage

17'2" x 14' (5.23m x 4.27m)
Up and over door to the front. Power and light. Window to rear. Door to garden

Driveway

Extensive parking provided by concrete and shingle driveway. Exterior tap.

Front Garden

Laid to lawn and low maintenance shingle. Mature planting. Low level fence to the front boundary.

Tenure

This property is Freehold.

Council Tax Band

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

Location and Amenities

The pebble beach and coastal walks are nearby, approximately 10-15 minutes on foot (0.6 miles).

A parade of shops, including a Post Office, pharmacy, convenience store, newsagent, library and fish and chips (0.3 miles).

Chestfield & Swalecliffe Railway Station (0.3 miles).

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

Swalecliffe Primary School (0.8 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.

