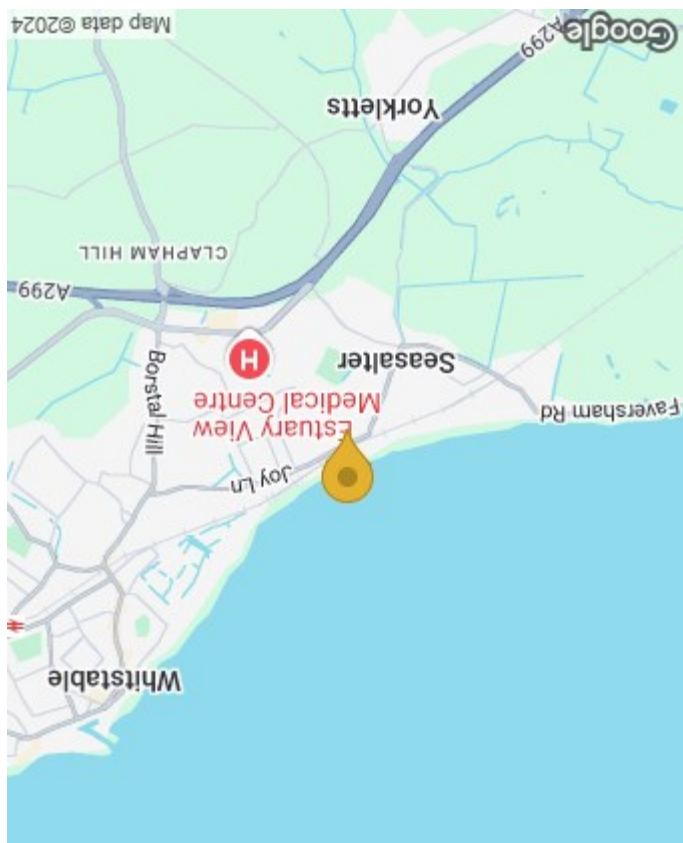




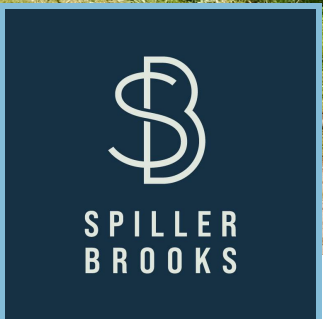
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - average running costs	C (55-68)
Below average energy efficiency - higher running costs	D (39-54)
Poor energy efficiency - higher running costs	E (21-38)
Very poor energy efficiency - very high running costs	F (1-20)
Very poor energy efficiency - very high running costs	G (1-20)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - average running costs	C (55-68)
Below average energy efficiency - higher running costs	D (39-54)
Poor energy efficiency - higher running costs	E (21-38)
Very poor energy efficiency - very high running costs	F (1-20)
Very poor energy efficiency - very high running costs	G (1-20)



19 Georges Avenue
Whitstable, CT5 4ER



Working for you and with you

19 Georges Avenue Whitstable, CT5 4ER

Situated in an appealing cul-de-sac, away from passing traffic, this good size detached bungalow is for sale chain free.

The versatile accommodation comprises enclosed porch, entrance hall with large storage cupboard, sitting room to the front, separate dining room, kitchen and useful utility room, three double bedrooms, bathroom and an en-suite shower room; there is plenty of scope to remodel or extend if required.

A Southerly facing rear garden is a peaceful outside space and blank canvas for a keen gardener. At the far end of the garden a timber summerhouse is an added benefit with a multitude of uses; games room, bar, home office, gym, or simply a retreat for rest and relaxation.

Larger than average, the garage provides additional storage space or potential for a workshop.

The location of this home is truly excellent, offering tranquillity while still within easy reach of local amenities, Joy Lane Post Office and Store (0.1 miles) and the beautiful coastline and picturesque walks (0.2 miles).

An excellent opportunity to purchase a home on the periphery of thriving Whitstable town with its vibrant high street and desirable coastal lifestyle.

£450,000



Enclosed Porch

4'9 x 4'5 (1.45m x 1.35m)

Upvc double glazed entrance door with partially glazed panel to the side. Inset coconut mat. Light. Telephone point. Wooden door with obscure glazing and glazed side panel to the entrance hall.

Entrance Hall

Large cloaks cupboard with double doors. Airing cupboard with radiator and slatted shelves. Radiator. Thermostat control for central heating. Loft access via loft ladder to boarded loft with light. Wood flooring. Opening to the dining room.

Sitting Room

17' x 11'8 (5.18m x 3.56m)

Upvc double glazed bow window to the front. Ornamental fireplace housing a gas fire. Radiator. Television point.

Dining Room

13'8 x 9'10 (4.17m x 3.00m)

Upvc double glazed patio doors to the rear garden and Upvc high level double glazed window to the side. Radiator. Television point. Wood flooring.

Kitchen

11'6 x 9'4 (3.51m x 2.84m)

Upvc double glazed window overlooking the rear garden. Matching range of wall, base and drawer units. Full height larder cupboard and pull out cupboard. Wall mounted display units. Worktop with inset 1½ bowl sink unit with mixer tap. Slot in free standing gas double oven, grill and 4 ring hob with extractor above. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Partially tiled walls. Tiled floor. Door to the utility room.

Utility Room

9'5 x 5'4 (2.87m x 1.63m)

Upvc part glazed door to the rear garden. Matching wall and base units. Worktop with inset stainless steel sink unit. Wall mounted Vaillant combination gas boiler. Space for chest freezer. Undercounter space for tumble dryer and space and plumbing for washing machine. Tiled floor.

Bedroom 1

12'3 + door recess x 11'10 (3.73m + door recess x 3.61m)

Upvc double glazed window overlooking the rear garden. Radiator. Built-in triple wardrobe with sliding mirror doors. Television and telephone points. Sliding door to the en-suite shower room.

En-Suite Shower Room

6'1 x 6'1 (1.85m x 1.85m)

Suite comprising fully tiled corner shower enclosure with mains operated shower unit, vanity unit with inset wash hand basin and cupboard below and low level WC. Heated towel rail. Extractor fan. Sun tunnel. Partially tiled walls. Vinyl flooring.

Bedroom 2

9'7 x 9'1 + door recess (2.92m x 2.77m + door recess)

Upvc double glazed window to the front. Built-in double wardrobe with sliding mirror doors. Radiator.

Bedroom 3

10'11 max x 7'6 (3.33m max x 2.29m)

Upvc double glazed window to the front. Radiator. Built-in cupboard with double doors.

Bathroom

6'11 x 6'6 (2.11m x 1.98m)

Suite comprising bath with screen to the side, mixer tap and hand held shower attachment, vanity unit with inset wash hand basin and cupboard below and low level WC. Heated towel rail. Extractor fan. Sun tunnel. Partially tiled walls. Vinyl flooring.

Garage

28'6 max x 8'6 (8.69m max x 2.59m)

Remote controlled up and over door to the front. Power and light. Personal door to the rear garden.

Rear Garden

Predominantly laid to lawn. Paved seating area and paved pathway to pedestrian gated access to the front. Established planting including an apple tree. Trellis and arch to the rear section of the garden with timber summer house with power and light, paved seating area and low maintenance shingle. Greenhouse. Shed. External tap and lights. Personal door to the garage. Enclosed with fencing.

Front Garden

Block paved driveway providing off road parking. Low maintenance chippings. Flower border and low level brick wall. Paved pathway to the gated pedestrian access and pathway to the front door.

Tenure

This property is Freehold

Council Tax Band

Band E: £2,684.94 2024/25

We suggest interested parties make their own investigations.

Location & Amenities

Whitstable is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, cafés, bars and highly regarded restaurants specialising in local seafood.

A Post Office and small convenience store is literally a few minutes on foot together with bus services to local towns. A well stocked Co-Op store is available in Faversham Road (0.4 miles).

The mainline railway station (1.7 miles) provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding areas; the high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes.

More extensive shopping, educational and leisure facilities are available in nearby Canterbury (7 miles).

The A299 Thanet Way is also easily accessible and provides links to the A2/M2

