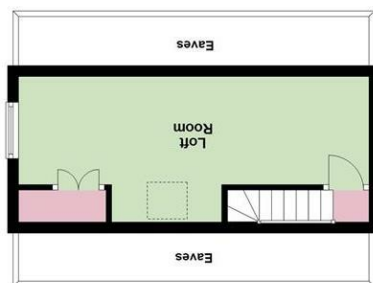
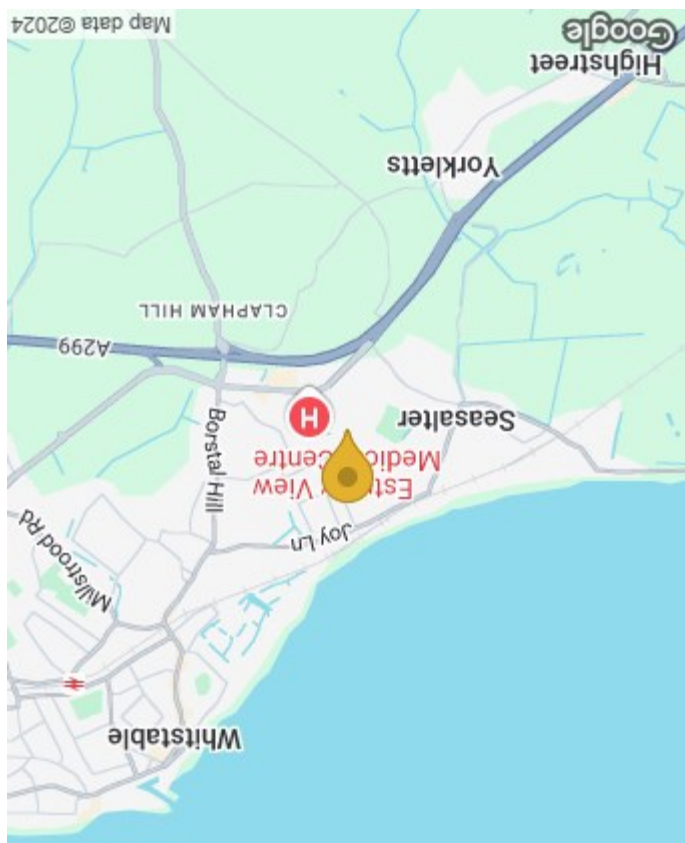




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

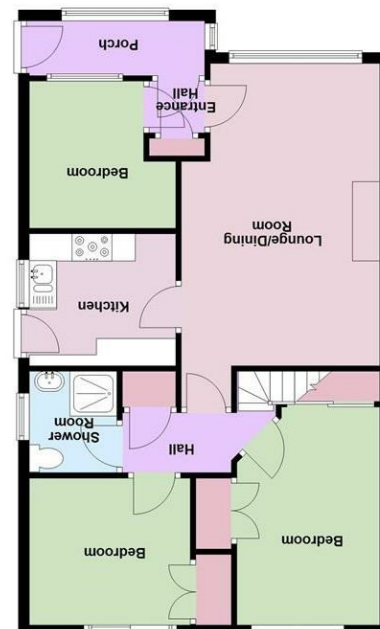
England & Wales	
EU Directive 2002/91/EC	Current Potential
A (92 plus)	(92 plus)
B (81-91)	(81-91)
C (69-80)	(69-80)
D (55-69)	(55-69)
E (39-54)	(39-54)
F (21-38)	(21-38)
G (1-20)	(1-20)

England & Wales	
EU Directive 2002/91/EC	Current Potential
A (92 plus)	79
B (81-91)	
C (69-80)	
D (55-69)	59
E (39-54)	
F (21-38)	
G (1-20)	

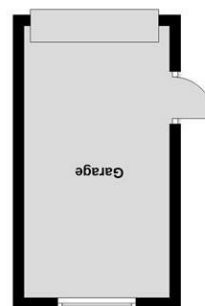


First Floor
Approx. 17.1 sq. metres (184.4 sq. feet)

Total area: approx. 85.8 sq. metres (923.4 sq. feet)



Ground Floor
Approx. 68.7 sq. metres (739.1 sq. feet)



29 Anthony Crescent
Whitstable, CT5 4TS



Working for you and with you

29 Anthony Crescent Whitstable, CT5 4TS

Chain Free Sale

Situated in a desirable residential area, this three bedroom semi-detached bungalow has been a much loved home for many years.

This bungalow would now benefit from a refurbishment programme and offers ample opportunity and flexibility to enhance and remodel.

The accommodation comprises a good size lounge/diner with large picture window overlooking the front, kitchen with access to the driveway, three bedrooms, one providing access to the rear garden, and a shower room. There are stairs leading to a spacious loft room with the benefit of two windows.

Unwind away from the hustle and bustle in a peaceful and private Westerly facing rear garden.

A carport, garage and driveway complete this property.

This is a super opportunity to acquire a home located in Whitstable, a thriving and charming coastal town, with a varied array of interesting and individual retailers, restaurants and cafes.

£335,000



Enclosed Porch

Brick construction with Upvc double glazed windows above and wooden entrance door with obscure glazed windows. Obscure glazed timber door to entrance lobby.

Entrance Lobby

Storage cupboard housing gas meter. Doors to the lounge/diner and bedroom 3.

Bedroom 3

8'9 x 8'9 max into recess (2.67m x 2.67m max into recess) Timber framed single glazed window overlooking the enclosed porch. Radiator.

Lounge/Diner

17'11 x 11'6 (5.46m x 3.51m)

Upvc double glazed window to the front. Fireplace housing gas fire with wood surround and tiled hearth. Radiator. Television point.

Kitchen

9'9 x 8'9 (2.97m x 2.67m)

Upvc double glazed window and door to the side. Range of matching wall, base and drawer units. Worktop with inset 1½ bowl sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Range style dual fuel cooker, electric oven and grill and 6 ring gas hob. Wall mounted Ideal combination boiler. Loft access. Vinyl flooring.

Inner Hall

Built-in cupboard with shelves. Power point. Narrow staircase to the loft room.

Bedroom 1

13' x 8'6 (3.96m x 2.59m)

Upvc double glazed window overlooking the rear garden. Radiator. Built-in wardrobes with sliding mirror doors and second built-in double wardrobe with shelves.

Bedroom 2

9'6" to wardrobe x 8'9" (2.92m to wardrobe x 2.67m)

Upvc double glazed patio doors to the rear garden. Built-in wardrobe. Radiator. Vinyl flooring.

Shower Room

Upvc double glazed obscure window to the side. Suite comprising shower enclosure with mains operated shower, hand held shower attachment and mermaid panels, pedestal wash hand basin and close coupled WC. Wall mounted bathroom cabinet. Partially tiled walls and tiled floor.

Loft Room

20'0" x 8'5" into dormer narr to 6'5" (6.12m x 2.59m into dormer narr to 1.98m)

Upvc double glazed window to the side and Velux window. Radiator. Built-in cupboard. Power points.

Detached Garage

Up and over door to the front. Personal door to the garden.

Rear Garden

40'8 x 30'9 max (12.40m x 9.37m max)

Predominantly laid to lawn. Decked seating area. Two storage sheds. Pedestrian gated access.

Front Garden & Driveway

Concrete driveway to the garage. Carport to the side of the bungalow. External tap and light. Front lawn area with established shrub.

Council Tax Band

Band C: £1,952.69 2024/25

We suggest interested parties make their own investigations.

Tenure

This property is Freehold

Location & Amenities

Excellent medical facilities are available at Estuary View Medical Centre (1.4 miles).

Prospect Retail Park (0.5 miles on foot/1.3 miles by car) 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 0.5 miles (10-15 mins on foot, 3 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 1.5 miles.

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

Major road links are easily accessible via the A299.

