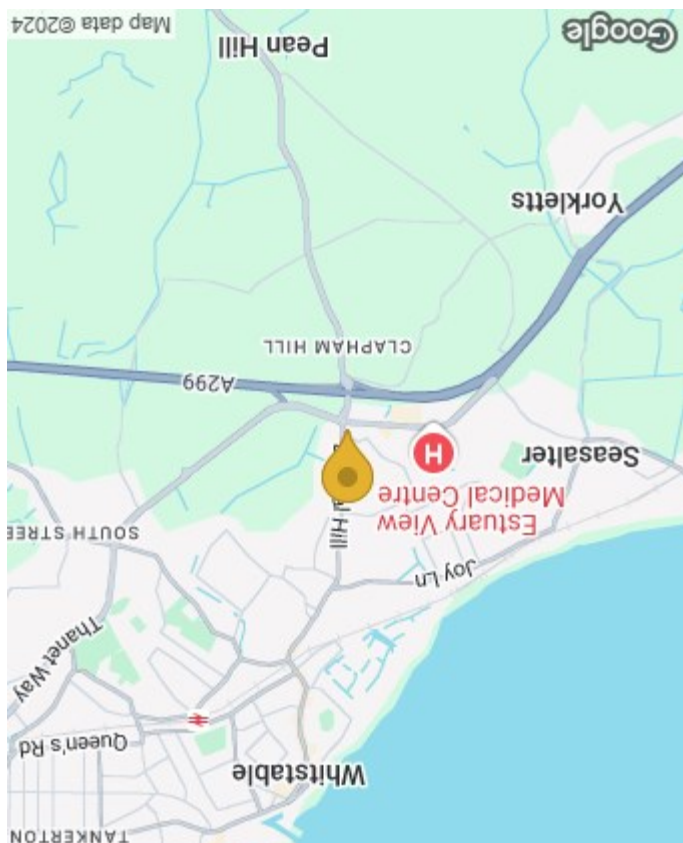




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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Very environmentally friendly - lower CO2 emissions	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)



7 Bluefield Mews  
Whitstable, CT5 4QN



Working for you and with you



## 7 Bluefield Mews Whitstable, CT5 4QN

Situated in a landmark building in an attractive and well maintained mews setting, this purpose built and deceptively spacious apartment benefits from an excellent energy efficiency rating and a 999-year lease from 2002.

A lovely stylish home complete with a good size garage as well as a separate parking bay, both excellent assets for an apartment so close to the town centre.

The crisp white accommodation comprises a central entrance hall, 24ft sitting/dining room with two sets of French doors opening to a Juliette balcony, a spacious kitchen, two good size bedrooms, the principal bedroom with a very useful built-in wardrobe, and a well fitted modern bathroom also with plenty of storage.

This apartment offers convenience, comfort and ease as a main residence, seaside retreat or investment opportunity generating valuable rental income.

Whitstable is a flourishing and fashionable 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.

**£275,000**



### Communal Entrance Hall

Part glazed entrance door to communal entrance hall. Sensor lighting. Stairs up to the first and second floors.

### Entrance Hall

Solid front door with spy hole. Radiator. Thermostat control for central heating. Loft access to partly boarded loft. Entry phone system. Double power point. Consumer unit above the front door.

### Sitting/Dining Room

23'9 x 12' max (7.24m x 3.66m max )

Upvc double glazed windows to the front and two sets of Upvc double glazed doors to the front opening to a Juliette balcony. Upvc double glazed dormer window to the rear. Two radiators. TV and telephone points.

### Kitchen

14' x 9'8 max (4.27m x 2.95m max)

Upvc double glazed feature window overlooking the grounds to the rear. Matching range of wall, base and drawer units with pull out larder cupboard and tall utility cupboard. Stainless steel 1½ bowl sink unit. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Space for fridge/freezer. Built-in Bloomberg electric single oven and grill and Bosch 4 ring gas hob with extractor above. Wall mounted Vaillant gas combination boiler. Inset downlighters. Partially tiled walls. Tiled floor.

### Bedroom 1

14'8 x 11'9 max (4.47m x 3.58m max)

Upvc double glazed dormer window to the front. Wall of built-in wardrobes. Radiator.

### Bedroom 2

9'2 x 8'6 (2.79m x 2.59m)

Upvc dormer window to the rear. Radiator.

### Bathroom

10'3 max x 6'4 (3.12m max x 1.93m)

Upvc double glazed obscure window to the front. Suite comprising bath with mixer tap and mains shower unit above with fixed shower head and hand held shower attachment, glass screen to side, pedestal wash hand basin with illuminated mirror above and close coupled WC. Chrome heated towel rail. Shaver socket. Countertop with cupboard below and additional wall mounted cupboards. Mermaid panelling and tiling above the bath. Inset downlighters. Extractor fan. Vinyl flooring.

### Garage

19'6 x 8'11 (5.94m x 2.72m)

Up and over door to the front. Mezzanine floor for additional storage.

### Exterior

Neatly maintained gardens and block paved driveway.

### Tenure

This property is Leasehold/Share of the Freehold

999 years from 2002 : 977 years remaining.

Service Charge : £955 per annum (2024)

Ground Rent : Nil

This information will be verified at the time of a transaction by the solicitors.

### Council Tax Band

Band B : £1,708.60 2024/24 (may we respectfully suggest that interested parties make their own enquiries).

### Location & Amenities

Vibrant Whitstable town centre (just over a mile) offers a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

Prospect Retail Park which includes a Marks & Spencer Foodhall, Home Bargains, Aldi, Pets At Home and Halfords (0.4 miles) approximately 8-10 minutes on foot.

Canterbury (6 miles) and Westwood Cross (19 miles) provide extensive shopping and leisure facilities.

The mainline railway station (1.5 miles) provides frequent services to London Victoria & London St Pancras.

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

