

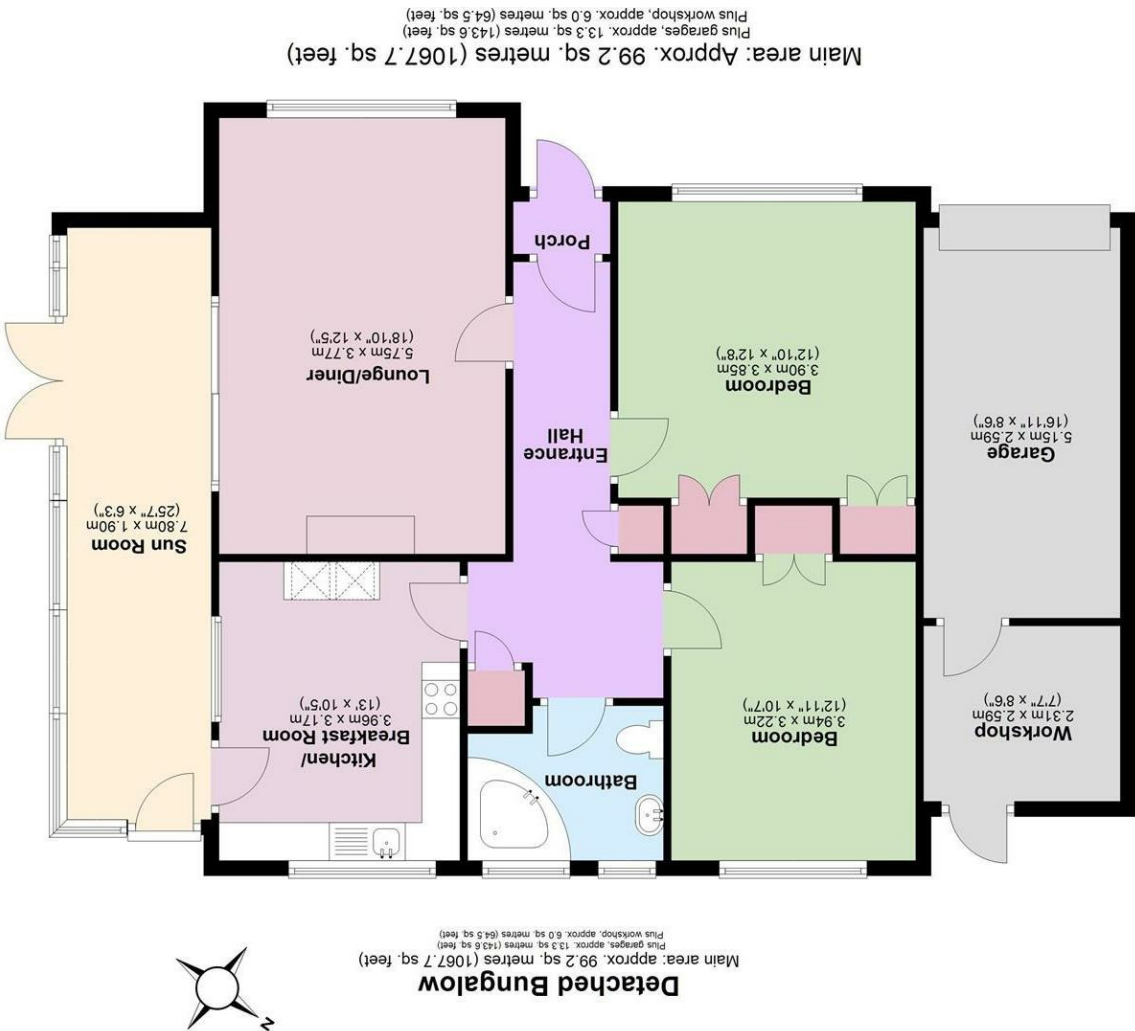
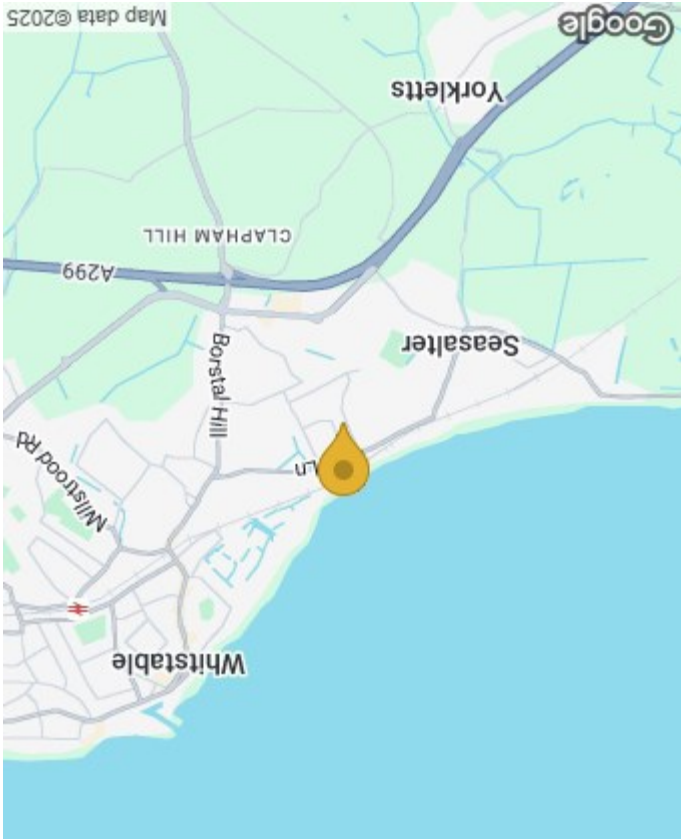


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England & Wales		
EU Directive	2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO2 emissions		
G	(1-20)	(1-20)
F	(21-30)	(21-30)
E	(31-40)	(31-40)
D	(41-50)	(41-50)
C	(51-60)	(51-60)
B	(61-70)	(61-70)
A	(71-80)	(71-80)
Very energy efficient - lower CO2 emissions		
A	(81-90)	(81-90)
B	(91-100)	(91-100)
C	(101-110)	(101-110)
D	(111-120)	(111-120)
E	(121-130)	(121-130)
F	(131-140)	(131-140)
G	(141-150)	(141-150)
Environmental Impact (CO ₂) Rating		
Current	Potential	Current

England & Wales		
EU Directive	2002/91/EC	2002/91/EC
Not energy efficient - higher running costs		
G	(1-20)	(1-20)
F	(21-30)	(21-30)
E	(31-40)	(31-40)
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C	(101-110)	(101-110)
D	(111-120)	(111-120)
E	(121-130)	(121-130)
F	(131-140)	(131-140)
G	(141-150)	(141-150)
Energy Efficiency Rating		
Current	Potential	Current



21 Columbia Avenue
Whitstable, CT5 4EH

Working for you and with you



21 Columbia Avenue
Whitstable, CT5 4EH

Spacious, detached bungalow, sitting on a good size plot.

Situated just off highly desirable Joy Lane and within a few minutes of the pebble beach, a gentle stroll along the picturesque coastline takes you into Whitstable, a flourishing, fashionable and charming seaside town.

This appealing home comprises entrance hall, two good size double bedrooms both with built-in wardrobes, well fitted modern kitchen/breakfast room overlooking the rear garden, bathroom and a lounge/diner with large window to the front aspect and access to the sunroom.

A driveway providing ample off-street parking, an attached garage with remote controlled roller door to the front and a good size garden are the finishing touches.

For sale chain free, this lovely home provides an excellent opportunity to enjoy the benefits and lifestyle of coastal living.

£445,000



Entrance Porch

Upvc double glazed obscure glazed entrance door to enclosed porch. Light. Tiled floor. Upvc double glazed obscure door to

Entrance Hall

18'7 x 8'5 narrowing to 4'2 (5.66m x 2.57m narrowing to 1.27m)
Storage cupboard. Airing cupboard with slatted shelf and hot water cylinder. Radiator. Power points. Telephone point. Thermostat control for central heating. Access to the loft. Coved ceiling.

Lounge/Diner

18'10 max x 12'5 (5.74m max x 3.78m)
Upvc double glazed window to the front and Upvc double glazed sliding doors to the sun room. Feature fireplace with tiled hearth and surround. Two radiators. Television point. Four wall light points. Coved ceiling.

Kitchen/Breakfast Room

13' x 10'5 (3.96m x 3.18m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed window and door into the sun room. Matching range of wall, base and drawer units. Laminate worktop with inset stainless steel sink unit and mixer tap. Induction hob with built-in electric single oven below and stainless steel extractor hood above. Integrated washing machine. Integrated under counter fridge and freezer. Cupboard housing Baxi boiler. Power points. Radiator. Partially tiled walls. Coved ceiling. Vinyl flooring.

Bathroom

8'5 max x 6'8 max (2.57m max x 2.03m max)
Two Upvc double glazed obscure windows to the rear. Suite comprising corner bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Radiator. Fully tiled walls and floor. Coved ceiling.

Bedroom 1

12'10 x 12'8 (3.91m x 3.86m)
Upvc double glazed window to the front. Radiator. Two built in wardrobes with hanging rail and shelves. Coved ceiling.

Bedroom 2

12'11 x 10'7 (3.94m x 3.23m)
Upvc double glazed window overlooking the rear garden. Radiator. Built-in wardrobe with hanging rail and shelves. Coved ceiling.

Sun Room

25'7 x 6'3 (7.80m x 1.91m)
Brickwork to the lower elevation with Upvc double glazed windows above, Upvc double glazed French doors and additional Upvc double glazed door to the rear garden. Power points. Two wall light points. Polycarbonate roof. Vinyl flooring.

Rear Garden

Predominantly laid to lawn and established trees and shrubs. Apple tree. Courtesy door to the garage. Enclosed with fencing and gated pedestrian side access.

Workshop

8'6 x 7'7 (2.59m x 2.31m)
Courtesy door to the rear garden. Power and light.

Garage

16'11 x 8'6 (5.16m x 2.59m)
Electric roller door to the front. Power and light.

Tenure

This property is Freehold

Council Tax Band

Band D: £2,196.77 2024/25
We suggest interested parties make their own investigations.

Agent's Note

The seller is not familiar with the property and is therefore not able to verify the property particulars.

We understand there was a fire at the property in 2019 which was the subject of an insurance claim.

Location & Amenities

Whitstable (just over a mile) is a thriving coastal town with a delightful seafront and vibrant high street with an array of trendy independent retailers, including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

A Post Office and small convenience store is literally at the end of Florence Avenue on Joy Lane (0.3 miles - 5+ mins on foot) together with bus services to local towns. A well stocked Co-Op store is situated in Faversham Road (0.7 miles).

Prospect Retail Park (1.3 miles).

More extensive shopping and leisure facilities are available in nearby Canterbury (6/7 miles).

Whitstable is well served for medical facilities; Whitstable Medical Centre, Harbour Street (1.9 miles) & Estuary View Medical Practice with minor injury and minor ops unit (1.6 miles).

The mainline railway station (1.6 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.

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

