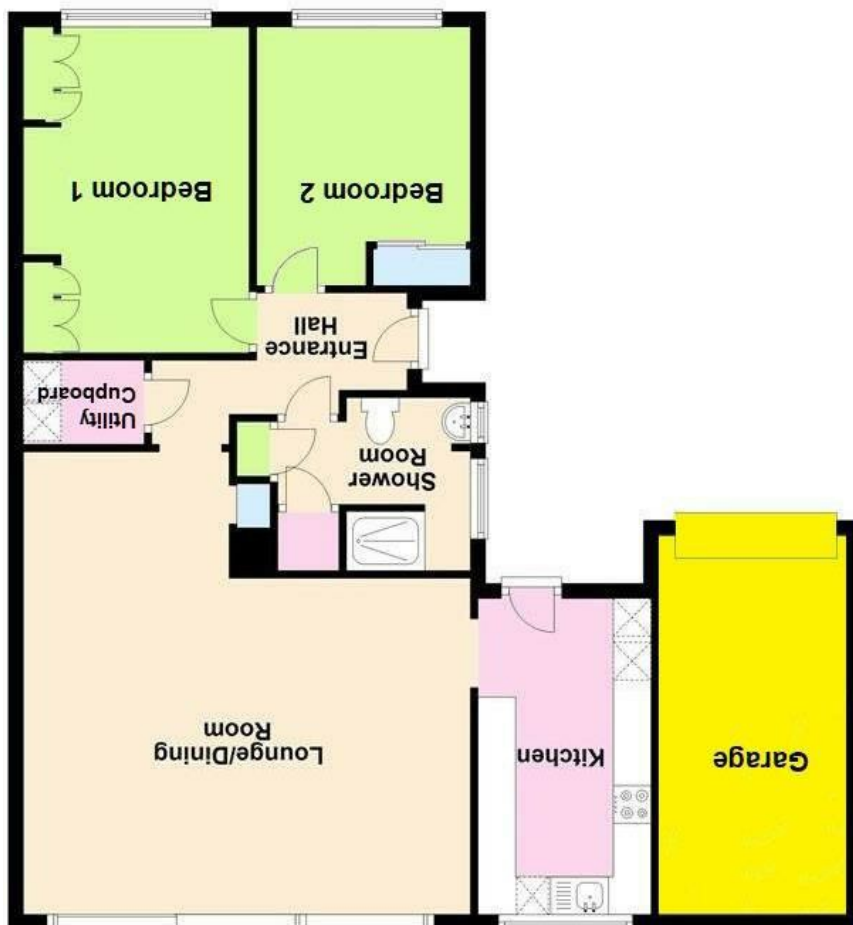




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

Total area: approx. 78.8 sq. metres (848.2 sq. feet)



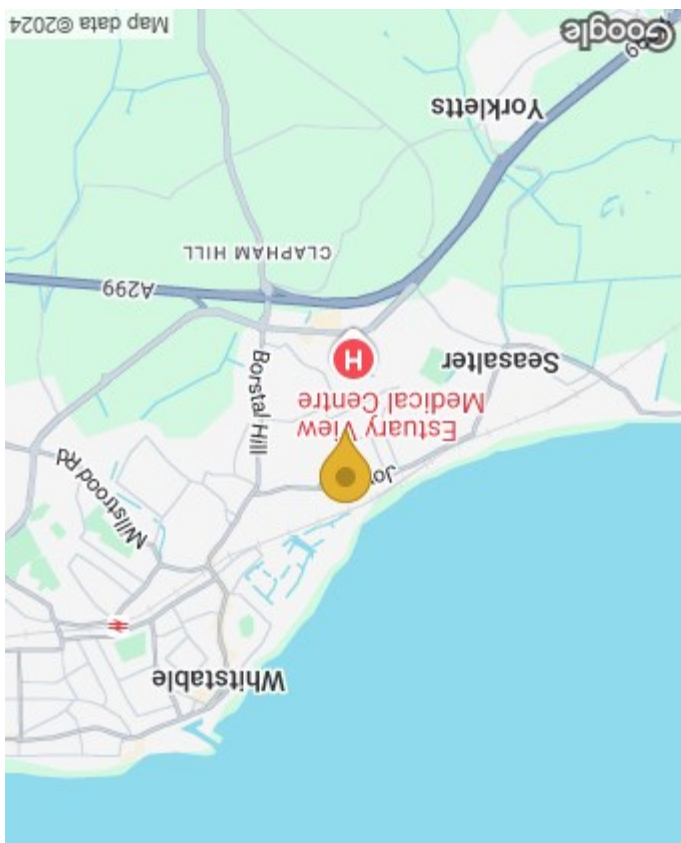
Detached Bungalow  
Approx. 78.8 sq. metres (848.2 sq. feet)



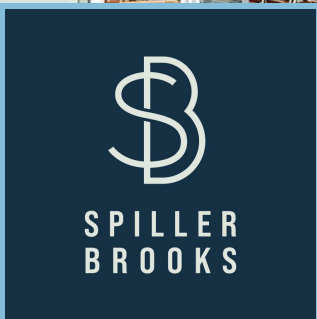
Energy Efficiency Rating	
Current	Potential
<b>63</b>	<b>83</b>
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<b>G</b>	<b>F</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A	



8 Norview Road  
Whitstable, CT5 4DN



Working for you and with you

## 8 Norview Road Whitstable, CT5 4DN

INSPIRING AND SPECTACULAR PANORAMIC VIEWS OVER THE WHITSTABLE LANDSCAPE TO THE SEA AND BEYOND

Situated in a highly sought after elevated position, this attractively presented bungalow provides well-proportioned accommodation and is ready to move straight in.

Sea views can be appreciated from the spacious lounge/diner and kitchen in addition to the superb, decked sun terrace, a peaceful and perfect vantage point to enjoy an ever changing and captivating vista.

This appealing home comprises entrance hall, two double bedrooms both with built-in wardrobes, a modern kitchen, lounge/diner with patio doors to the sun terrace and a smart shower room. There is a very useful utility cupboard with plumbing for a washing machine and space for storage.

The vendors have improved the lower section of the garden with new steps down to a recently laid lawn.

A long driveway providing ample off-street parking and a detached garage with power and light are the finishing touches.

This lovely home provides an excellent opportunity to enjoy the benefits and lifestyle of coastal living

**£495,000**



### Recessed Porch

Upvc double glazed entrance door to the entrance hall.

### Entrance Hall

Radiator. Double power point. Loft access via fitted ladder to partly boarded loft with light. Central heating controls. Utility cupboard housing combination gas boiler, plumbing for the washing machine, fitted shelves, light and laminate flooring.

### Lounge/Diner

20'4 max x 19'5 max (6.20m max x 5.92m max)  
Upvc double glazed patio doors to the rear with views over the landscape to the sea and beyond. A large sun terrace is accessed via the patio doors. Two radiators. Four wall light points.

### Kitchen

14'3 x 7'6 (4.34m x 2.29m)  
Upvc double glazed window to the rear with views over the landscape to the sea and beyond. Matching range of wall, base and drawer units. Under unit lighting. Worktop with matching upstand. Stainless steel sink unit with mixer tap. Ceramic hob. AEG double oven and grill. Freestanding fridge/freezer. Space for tumble dryer. Partially tiled walls. Inset downlighters. Laminate flooring. Upvc double glazed door to the front.

### Bedroom 1

14'3 x 9'10 (4.34m x 3.00m)  
Upvc double glazed window to the front. Range of built-in furniture. Radiator.

### Bedroom 2

9'4 x 9'4 to front wardrobes (2.84m x 2.84m to front wardrobes)  
Upvc double glazed window to the front. Built-in double wardrobe with sliding mirror doors. Radiator.

### Shower Room

8'6 max x 7'7 max (2.59m max x 2.31m max)  
Two Upvc double glazed obscure windows to the front. Fully tiled shower enclosure with thermostat controlled shower, fixed shower head and hand held shower attachment, vanity unit with inset wash hand basin with cupboards and drawers under and close coupled WC. Heated towel rail. Two storage cupboards with fitted shelves. Feature wood panelling. Tiled floor.

### Garage

Up and over door to the front. Power and light.

### Rear Garden

Fabulous sea views from the sun deck. Steps down to lawn area. Timber shed with power and light. Gated side access.

### Tenure

This property is Freehold.

### Council Tax Band

Band C : £1,952.69 2024/25  
(may we respectfully suggest that interested parties make their own investigations)

### Location & Amenities

There is a general store and post office in Joy Lane (0.5 miles) and the popular Rose in Bloom restaurant and public house (0.3 miles) approximately 7 minutes on foot.

The beach (0.4 miles) with coastal walks into Whitstable.

Estuary View Medical Centre (1.3 miles) & Prospect Retail Park (1. Miles).

Whitstable Railway Station (1.6 miles) with services to London Victoria, London Bridge and London St Pancras.

The Cathedral City of Canterbury with more extensive shopping facilities (6.4 miles).

The A299 is easily accessible and provides a link to the A2/M2.

### Agent's Note

Measurements and the floorplan are intended as a guide.

