

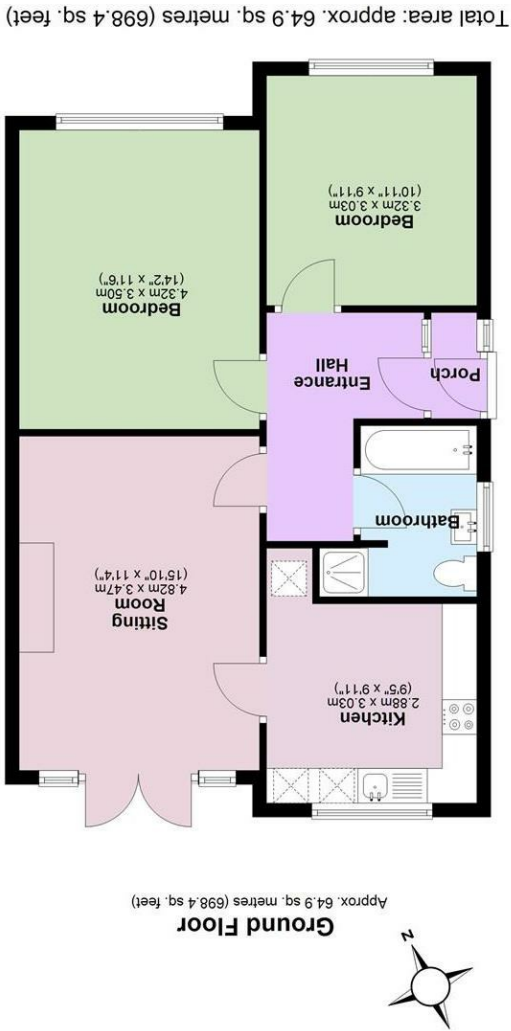
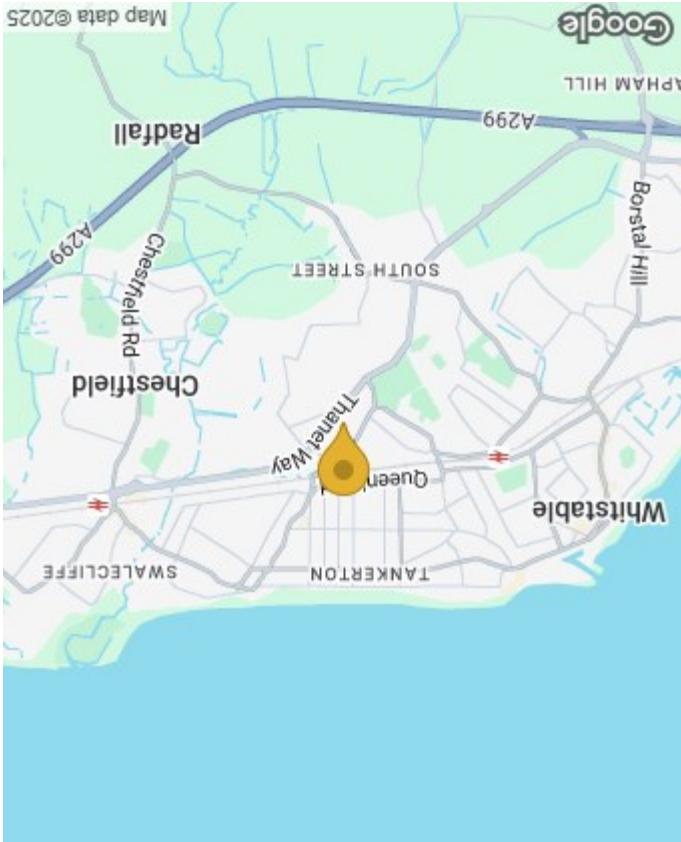


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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	2002/91/EC
Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential

England & Wales	
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Not energy efficient - higher running costs	
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31 Nursery Close  
Tankerton, Whitstable, CT5 1PD

Working for you and with you





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Chain Free Sale

Situated in a favoured residential area, this two-bedroom semi-detached bungalow occupies a generous flat plot allowing plenty of potential to extended if required and subject to appropriate planning consents.

The comfortable accommodation comprises a good size entrance hall, sitting room with patio doors to the rear garden, kitchen overlooking the rear garden, two double bedrooms and a shower room.

An added benefit is a spacious summerhouse with power and light, currently used as an art studio, situated in a large Westerly facing rear garden.

Amenities are within easy reach including Whitstable Railway Station (0.7 miles), local convenience store (0.7 miles) and bus services on nearby Ham Shades Lane.

This is a super opportunity to acquire a home located in Whitstable, a thriving and charming coastal town.

£385,000



Entrance Porch

Upvc double glazed door and glazed panel to the side. Tiled floor. Door to

Entrance Hall

Radiator. Cupboard housing consumer unit, electric meter and shelving. Telephone point. Power points. Thermostat control for central heating. Loft access. Karndean flooring.

Lounge/Diner

15'10 x 11'4 (4.83m x 3.45m)  
Upvc double glazed French doors to the rear garden with double glazed panels to either side. Fireplace with log burning stove. Telephone point. Coved ceiling. Karndean flooring.

Kitchen

9'11 x 9'5 (3.02m x 2.87m)  
Upvc double glazed window overlooking the rear garden. Matching range of wall, base and drawer units. Wooden worktop with inset stainless steel sink unit and mixer tap. Gas hob with extractor above. Built-in eye level Zanussi electric single oven. Space and plumbing for washing machine. Cupboard housing combination gas boiler. Radiator. Partially tiled walls. Tile effect flooring.

Bedroom 1

14'2 x 11'6 (4.32m x 3.51m)  
Upvc double glazed window to the front. Radiator.

Bedroom 2

10'11 x 9'11 (3.33m x 3.02m)  
Upvc double glazed window to the front. Radiator.

Bathroom

8'2" x 7'4" narr to 5'4" (2.49m x 2.26m narr to 1.65m)  
Upvc double glazed obscure window to the side. Suite comprising fully tiled walk-in shower with mains operated shower, fixed rain water shower head and inset combined light and extractor fan, bath with mixer tap and hand held shower attachment, wall mounted wash hand basin with mixer tap and close coupled WC. Radiator. Partially tiled walls. Spot lights. Tile effect flooring.

Rear Garden

103'11 x 29'1 (31.67m x 8.86m)  
Predominantly laid to lawn with established trees, shrubs and plants. Timber storage shed. Exterior tap. Pedestrian gated side access.

Summer House

15'6 x 11'6 (4.72m x 3.51m)  
Timber construction with windows overlooking the garden. Double doors to the rear garden. Power and light.

Front Garden

Partially enclosed with low level ornamental brick wall. Established planting. Gravel driveway. Exterior light.

Tenure

This property is Freehold.

Council Tax Band

Band C: £1,952.69 2024/25  
We would suggest that interested parties make their own enquiries.

Location & Amenities

Conveniently situated within minutes of a local bus service in Ham Shades Lane and a pleasant stroll to a range of amenities including Whitstable Railway Station (0.7 miles), All Saints Church and The Monument pub and restaurant.

Tankerton beach and parade of shops are less than a mile.

Tesco superstore (1 mile).

Whitstable is well served for medical facilities.

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

