

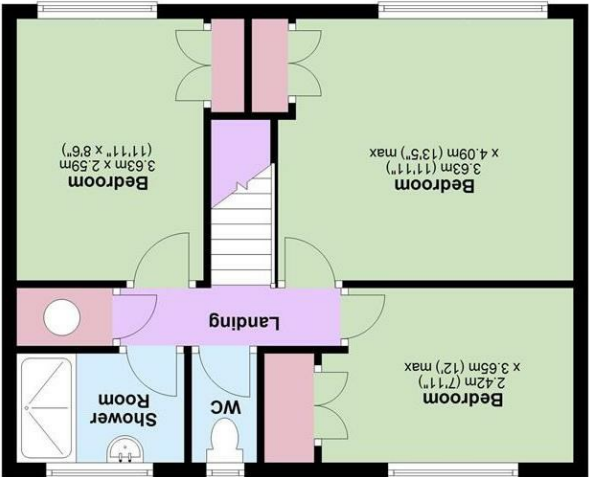
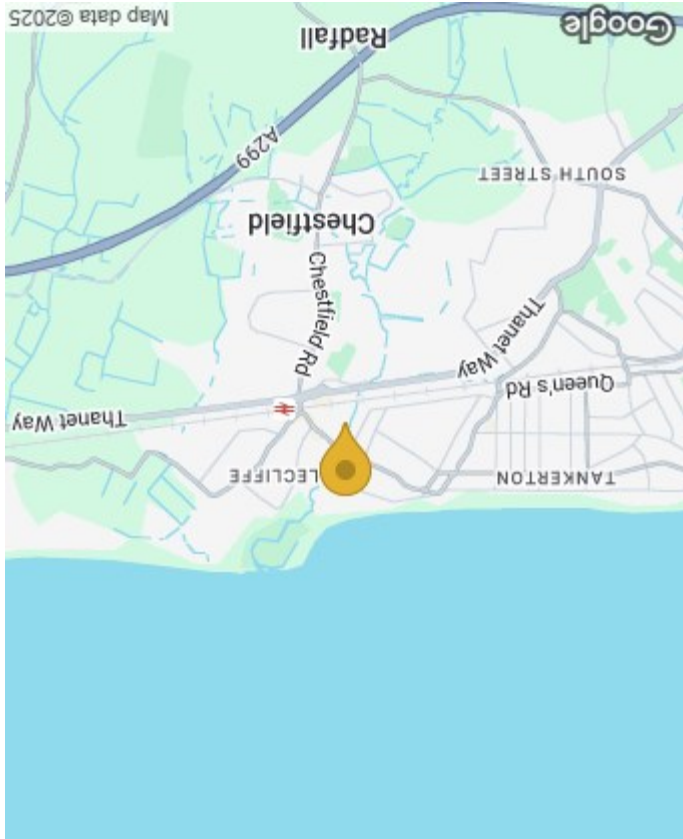


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England & Wales	
EU Directive 2002/91/EC	Environmental Impact (CO ₂) Rating
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	Energy Efficiency Rating
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower running costs	
Current	Potential



First Floor
Approx. 47.6 sq. metres (512.6 sq. feet)



Ground Floor
Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 110.1 sq. metres (1185.1 sq. feet)



18 Elm Wood West
Swalecliffe, Whitstable, CT5 2QS



Working for you and with you

18 Elm Wood West
Swalecliffe, Whitstable, CT5 2QS

Chain free sale for this treasured home built in circa 1967 and now for sale for the first time.

Situated on a private road with the benefit of a good size Westerly facing rear garden, useful integral garage which may lend itself to additional accommodation if required (subject to all necessary planning consents) and solar panels significantly increasing energy efficiency and assisting in reducing your annual expenditure, this home has plenty to offer.

The comfortable accommodation comprises entrance hall, 20ft dual aspect lounge/diner, kitchen/breakfast room and super Upvc double glazed conservatory with glass roof overlooking the rear garden. Upstairs are three bedrooms, two double and one single, a modern shower room and separate WC.

Tucked away, yet conveniently located, an array of amenities are nearby; Swalecliffe and Chestfield railway station and parade of shops (0.3 miles), bus services to local towns (0.1 miles) and well regarded Swalecliffe Primary School (0.5 miles), to name but a few.

In conclusion, this home combines comfort, convenience and potential and offers a wonderful opportunity to enjoy and embrace coastal living.

£399,950



Important Information

Please note to the front left hand side facing is a potential building plot which can either be sold with the property or separately.

We understand from the vendor that there is an annual contribution of £120 payable to the Elm Wood Residents' Association in respect of road maintenance and insurance as it is a private estate.

Please be aware a brook runs along the far end of the garden.

Entrance Hall

Upvc double glazed door with Upvc double glazed obscure windows to either side. Radiator. Telephone point. Double power point. Understairs storage cupboard. Stairs to first floor.

Lounge/Diner

20'2 x 10' (6.15m x 3.05m)

Dual aspect room with Upvc double glazed window to the front and Upvc double glazed window overlooking the conservatory. Feature fireplace with duel fuel stove. Two radiators. TV point. Three wall light points.

Kitchen/Breakfast Room

15' x 11'5 max (4.57m x 3.48m max)

Upvc double glazed window overlooking the rear garden. Timber door to the conservatory. Matching range of wall, base and drawer units. Worktop with inset circular stainless steel sink unit with mixer tap. Space and plumbing for washing machine and dishwasher. AEG induction hob and Bosch electric oven and grill below. Built in pantry cupboard. Heated towel rail. Partially tiled walls and tiled floor.

Upvc Double Glazed Conservatory

14'6 x 9'9 (4.42m x 2.97m)

Cavity brickwork to the lower elevation with Upvc double glazed windows above, French doors to the rear garden and glass roof. Radiator. Two wall light points and ceiling light. Tiled floor.

Landing

Loft access. Airing cupboard housing hot water cylinder.

Bedroom 1

13'5 x 11'11 (4.09m x 3.63m)

Upvc double glazed window to the front. Built-in double wardrobe with hanging rail and shelf. Radiator.

Bedroom 2

11'11 x 8'6 (3.63m x 2.59m)

Upvc double glazed window to the front. Built-in double wardrobe with hanging rail and shelf. Radiator.

Bedroom 3

12' max x 7'11 (3.66m max x 2.41m)

Upvc double glazed window overlooking the rear garden. Built-in double wardrobe with hanging rail and shelf also housing wall mounted Worcester gas boiler. Radiator.

Shower Room

7'11 x 5'5 (2.41m x 1.65m)

Upvc double glazed obscure window to the rear. Fully tiled walk-in shower with mains operated shower unit and vanity unit with inset wash hand basin with mixer tap and cupboard under. Chrome heated towel rail. Wall mounted bathroom cabinet with light over. Shaver socket. Combined ceiling light and heater. Partially tiled walls and tiled floor.



Separate WC

Upvc double glazed obscure window to the rear. Close coupled WC. Tiled floor.

Integral garage

14'5 x 7'8 (4.39m x 2.34m)

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

Rear Garden

78ft max x 31'8 (width) (23.77mft max x 9.65m (width))

Predominantly laid to lawn. Block paved patio. Established planting. Green house and several timber sheds. Exterior tap. Pedestrian gate to the front garden.

Front Garden

Concrete driveway to the front of the garage and path to the pedestrian gate. Lawn area. Exterior light.

Solar Panels

We understand the solar panels are owned outright.

Tenure

This property is Freehold.

Council Tax Band

Band D : £2,303.25 2025/26

We suggest that interested parties make their own enquiries.

Location & Amenities

The pebble beach and picturesque seafront approximately a 10-minute walk (0.5 miles).

Whitstable, a prospering and popular coastal town, with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes (1.9 miles).

Parade of shops in Swalecliffe, including a pharmacy, (0.2 miles).

Chestfield and Swalecliffe Railway Station (0.3 miles).

Additional shopping facilities in Tankerton Road, including a Post Office in Tesco Express (1 mile), restaurants, cafes and bakeries.

Sainsburys and Chestfield Medical Centre (0.6 miles).

Frequent bus services are located nearby in Herne Bay Road.

Wheatsheaf public house (0.1 miles).

The Barn public house and Chestfield golf club (0.9 miles).

The A299 is easily accessible for access to both the A2 and M2.

Agent's Note

Please note that measurements should be considered as a guide.

