

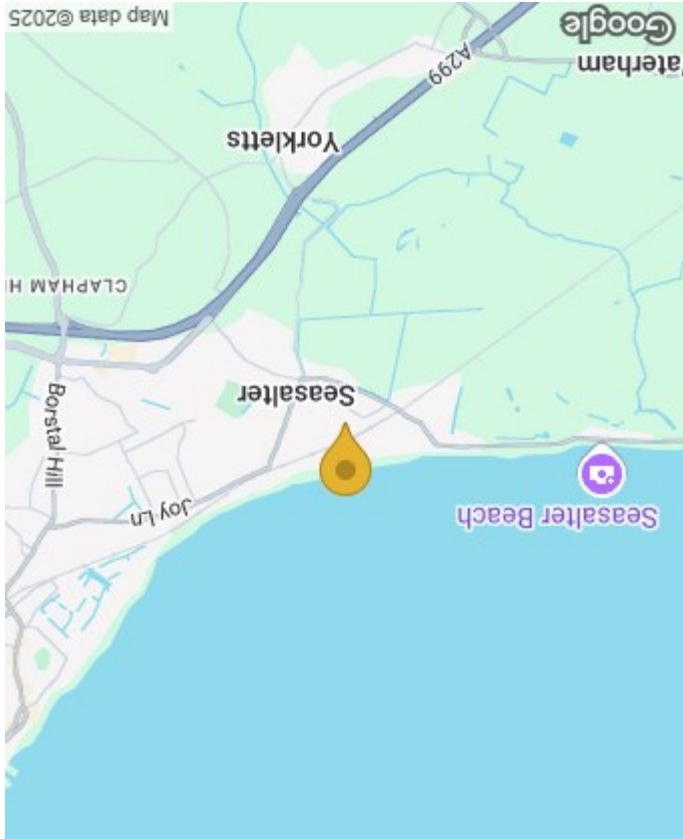


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

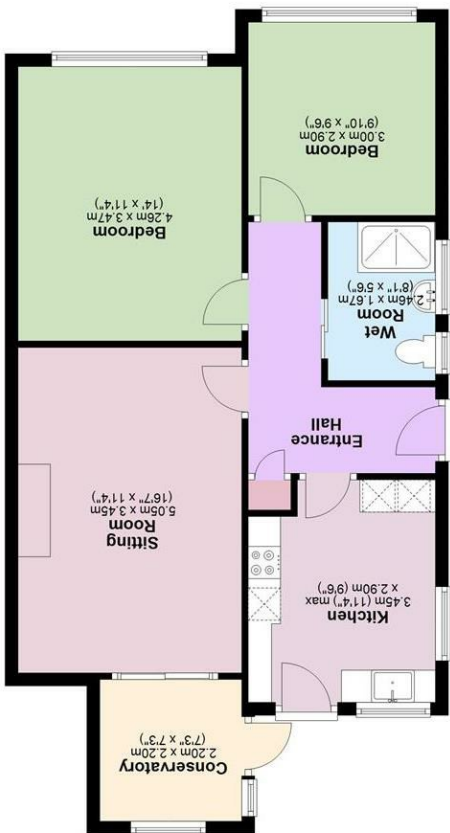
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	2022/91/EC
Not environmentally friendly - higher CO ₂ emissions	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
A+	(81-90)
A++	(91-100)
A+++	(101-120)
Very energy efficient - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2022/91/EC
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Total area: approx. 69.2 sq. metres (744.5 sq. feet)



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Ground Floor



57 Kimberley Grove
Seasalter, Whitstable, CT5 4BA



Working for you and with you

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APPEALING CHAIN FREE SALE

This good size semi-detached bungalow is situated in Seasalter approximately 0.2 miles (5 mins on foot) from the local Co-op convenience store and just over half a mile from the picturesque seafront and coastal walks.

Requiring some updating, the accommodation comprises entrance hall, two bedrooms both to the front aspect, lounge/diner with patio doors to a small sunroom, kitchen with access to the rear garden and a modern wet room.

A 42ft South Westerly facing rear garden would now benefit from some TLC to enhance enjoyment of a sunny day.

There are two sets of double gates at the front of the property which is predominantly laid to paving.

Seasalter is a popular location and this is an excellent opportunity to purchase a home on the periphery of thriving Whitstable town with its vibrant high street and desirable coastal lifestyle.

£265,000



Entrance Hall

Upvc double glazed door to the entrance hall. Inset coconut mat. Radiator. Thermostat control for central heating. Picture rail. Cupboard housing consumer unit and gas meter. Built-in cupboard with slatted shelves. Loft access. Laminate flooring.

Sitting Room

16'7 x 11'4 (5.05m x 3.45m)
Patio doors to a small sunroom. Picture rail. Wall mounted electric fire (not tested). TV point. Laminate flooring.

Conservatory/Sunroom

7'3 x 7'3 (2.21m x 2.21m)
Two Upvc double glazed windows overlooking the rear garden. Stable-style door to the rear garden. Obscure polycarbonate roof. Pine cladding. Electric heater. Light. Power points. TV point. Tile effect laminate flooring.

Kitchen

11'4 x 9'6 (3.45m x 2.90m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed window to the side. Wall mounted Baxi combination boiler. Matching wall and base units. Work surfaces with inset stainless steel sink unit and mixer tap. Gas hob. Electric double oven. Space and plumbing for dishwasher and washing machine. Radiator. Laminate flooring. Upvc double glazed door to the rear garden.

Bedroom 1

14' x 11'4 (4.27m x 3.45m)
Upvc double glazed window to the front. Radiator. Picture rail. Built-in drawers. Vanity unit with wash hand basin, splashback tiling, cupboards under and wall mounted cabinet above. Combined light and shaver socket. TV, Satellite and radio socket. Laminate flooring.

Bedroom 2

9'10 x 9'6 (3.00m x 2.90m)
Upvc double glazed window to the front. Radiator. Picture rail. Vanity unit with wash hand basin, splash back tiling and wall mounted cabinet above. TV and telephone points. Laminate flooring.

Wet Room

8'1 x 5'6 (2.46m x 1.68m)
Sliding door to the wet room. Two Upvc double glazed obscure windows to the side. Wall mounted wash hand basin and low level WC. Mira electric shower with half height shower screen with doors and curtain rail above. Fully tiled walls. Wall mounted Dimplex heater (not tested). Non-slip flooring.

Rear Garden

42'5 x 28' 9 (12.93m x 8.53m 2.74m)
Laid to patio paving with lawn areas. Metal shed. Timber shed. Gate to enclosed paved area with gate to the driveway. Exterior tap and light.

Front Garden

Predominantly laid to paved patio and block paving. Small storage shed. Enclosed with a brick wall, fencing and two sets of double gates.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,047.33 2025/26

We respectfully suggest that interested parties make their own investigations

Important Information

Please be aware the seller is not familiar with this property and is therefore not able to verify any property particulars or material information related to this property.

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Amenities

Seasalter beach (0.6 miles - 10/12 mins on foot), The Oyster Pearl (0.5 miles) and the popular pub and restaurant 'The Rose in Bloom' (0.9 miles) with views over the sea can be reached on foot.

A range of local amenities are within easy reach in Faversham Road; bus services, the Co-op store, Cheadles Chemist with Joy Lane store and Post Office (approx 0.6 miles).

Estuary View Medical Centre with its urgent treatment centre and minor injury unit together with Prospect Retail Park which includes a Marks & Spencer's Food Hall, Aldi & Home Bargains (amongst others) approximately a mile.

Fashionable Whitstable, approximately 1.6 miles, offers an array of independent restaurants, interesting boutiques and artisan shops.

Major road links are easily accessible via the A299 and the nearest ferry port is Dover.

