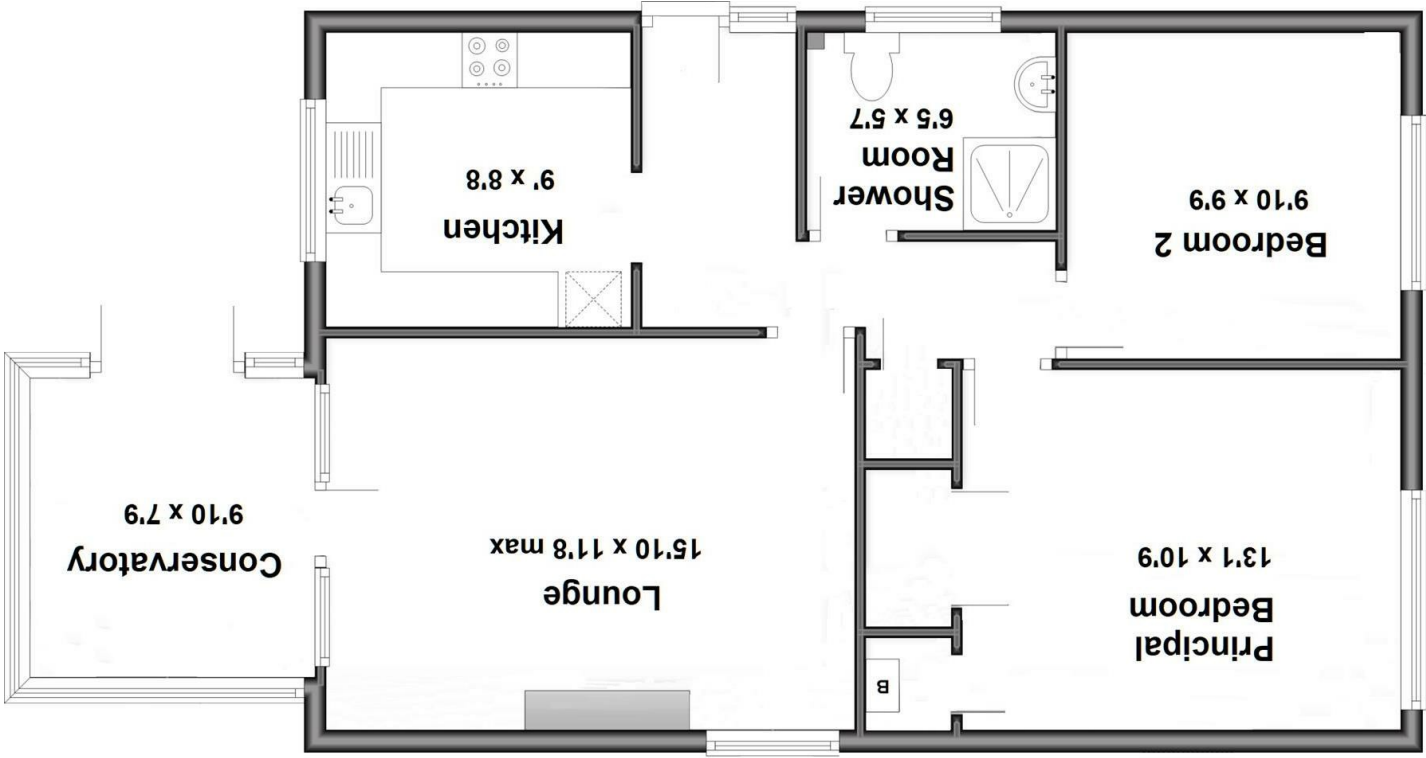




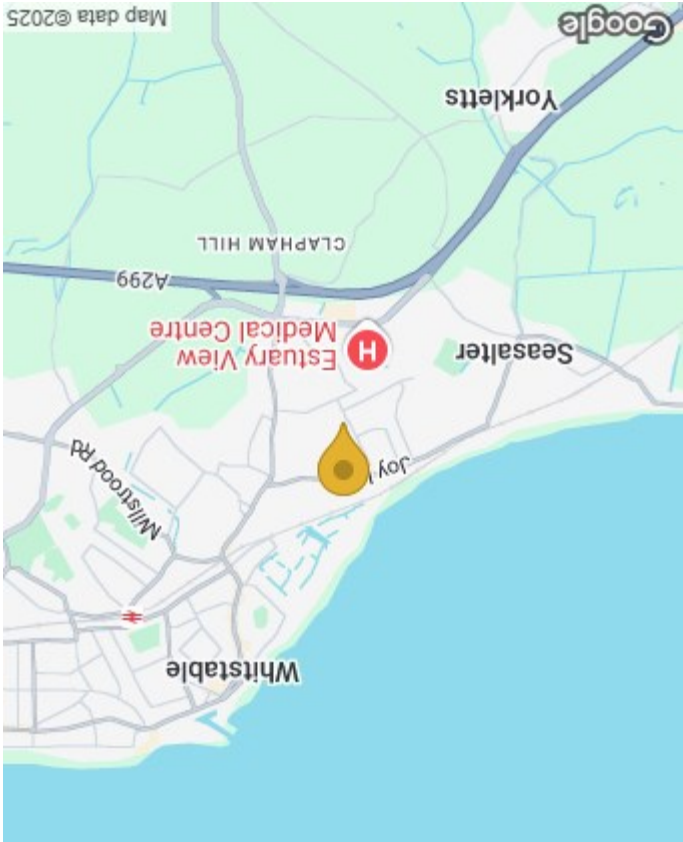
1 Shearwater Avenue
Whitstable, CT5 4DR



Working for you and with you



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.



Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	(92 plus)
B	(81-91)	(81-91)
C	(69-80)	(69-80)
D	(55-68)	(55-68)
E	(39-54)	(39-54)
F	(21-38)	(21-38)
G	(1-20)	(1-20)
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A	(92 plus)	(92 plus)
B	(81-91)	(81-91)
C	(69-80)	(69-80)
D	(55-68)	(55-68)
E	(39-54)	(39-54)
F	(21-38)	(21-38)
G	(1-20)	(1-20)
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC	Current	Potential

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

1 Shearwater Avenue
Whitstable, CT5 4DR

This spacious detached bungalow offers a delightful blend of comfort and potential.

The well-appointed accommodation comprises two double bedrooms, the principal bedroom benefits from a large built-in wardrobe, lounge leading to the Upvc conservatory overlooking the rear garden and currently used for dining, a smart kitchen which has recently been partially upgraded, with a modern shower room completing the interior.

Sitting on a generous corner plot, in our opinion, there is scope to extend subject to all necessary planning consents.

The rear garden is a blank canvas and offers the opportunity to create a personalised outside space and a visually appealing landscape, potentially adding value to your home.

A blocked paved driveway providing off street parking for two vehicles is the finishing touch.

Ideally situated for enjoying the vibrant Whitstable lifestyle and picturesque surroundings, this bungalow represents a wonderful opportunity to embrace coastal living.

£379,950



What The Vendor Says

“This is a lovely spacious bungalow which offered my parents a chance to enjoy comfortable, single level living in a peaceful and friendly neighbourhood and now offers new owners potential to personalise and extend.

It’s an ideal location, just minutes from Whitstable’s famous seafront, bustling town centre where we are spoilt for choice with a vibrant mix of individual retailers, cafes, bars and restaurants. It’s great to spend time at the harbour enjoying the market, people watching and generally have a relaxing time. If you’re there in the evening, the sunset is stunning”

Entrance Hall

Upvc door with obscure double glazed window and full height Upvc obscure double glazed window to the side. Storage cupboard with shelf, consumer unit and electric meter.

Kitchen

9' x 8'8 (2.74m x 2.64m)
Upvc double glazed window overlooking the rear garden. Marble effect worksurfaces with matching upstand and inset sink unit with mixer tap. Matching wall, base and drawer units. Belling gas hob with extractor above and electric single oven below. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Hatch to lounge. Vinyl flooring.

Lounge

15'10 x 11'8 max (4.83m x 3.56m max)
Upvc double glazed window to the side. Upvc double glazed full height windows and French door to the conservatory. Feature fireplace housing electric fire. Radiator. TV and telephone point.

Upvc Conservatory

9'10 x 7'9 (3.00m x 2.36m)
Upvc double glazed conservatory with obscure polycarbonate roof. French doors to the rear garden. Power points. Vinyl flooring.

Bedroom 1

13'1 x 10'9 (3.99m x 3.28m)
Upvc double glazed window to the front. Built-in wardrobe cupboard with double doors, hanging rail and shelf. Additional built-in cupboard housing Baxi combination boiler.

Bedroom 2

9'10 x 9'9 (3.00m x 2.97m)
Upvc double glazed window to the front. Radiator.

Shower Room

6'5 x 5'7 (1.96m x 1.70m)
Upvc double glazed obscure window to the side. Fully tiled shower enclosure with mains operated shower unit, pedestal wash hand basin and closed coupled WC. Partially tiled wall and tiled floor.

Rear Garden

43' x 29' (13.11m x 8.84m)
Predominantly laid to lawn with paved patio seating area. Established planting. Timber shed. Exterior light and tap. Enclosed with fencing and pedestrian gate.

Front Garden

Grass and block paved pathway and drive. Exterior light.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,047.33 2025/26
May we suggest that interested parties make their own investigations

Dimensions & Flooplans

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.

Overall square meterage (as quoted on the EPC)
62sqm/667sqft.

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 Mile).

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.

