

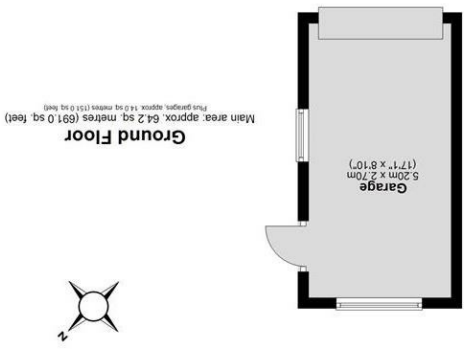
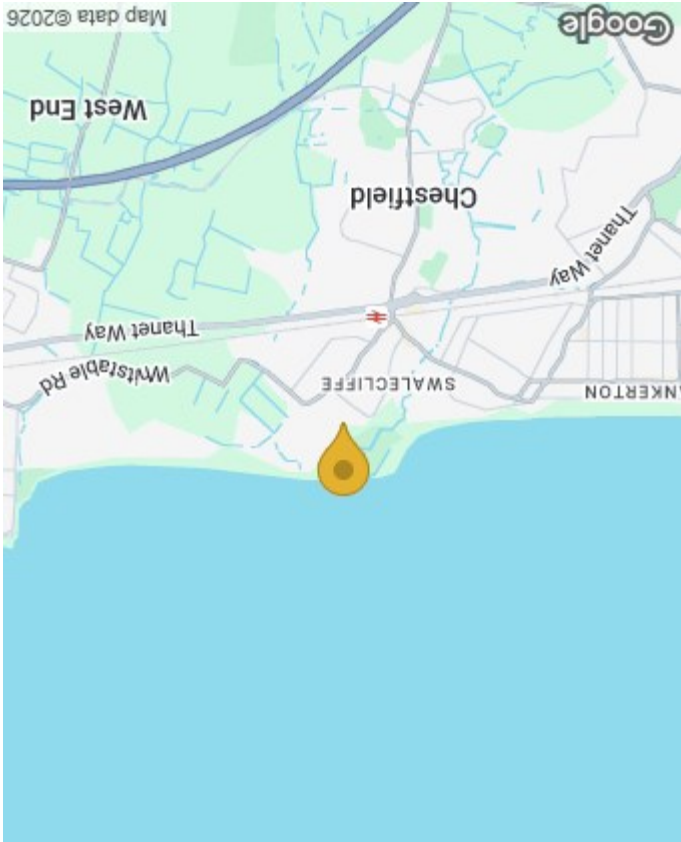


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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 CO2 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 CO2 emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2022/91/EC
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)	
(91-100)	
Very energy efficient - lower running costs	
Current	Potential



Seaway, 63 Kite Farm
Swalecliffe, Whitstable, CT5 2PB

Working for you and with you



Seaway, 63 Kite Farm
Swalecliffe, Whitstable, CT5 2PB

Chain-Free | Stunning Outlook | Tremendous Potential

First time to the market since 1964 and set in the sought-after Kite Farm development, this comfortable bungalow is a rare opportunity for those seeking a home with potential in a peaceful yet well-connected location.

With fabulous views over Long Rock, a Site of Special Scientific Interest (SSSI) and a haven for local wildlife, this property enjoys a tranquil setting away from passing traffic yet is just minutes from local amenities. A nearby parade of shops, Chestfield & Swalecliffe Railway Station, and regular bus services on St John’s Road offer excellent connectivity to surrounding towns.

Now in need of modernisation, this home offers significant scope for renovation and reconfiguration to suit your style. The spacious accommodation includes two double bedrooms, lounge/diner and kitchen with open views, bathroom and separate WC.

A detached garage/workshop now requiring some TLC is ideal for storage, hobbies, or converting into a studio or home office (STPP).

Early viewing is highly recommended to appreciate the setting and potential.

£299,995



Entrance Porch

Upvc double glazed entrance porch. Upvc double glazed door to the entrance hall.

Entance Hall

Radiator. Airing cupboard. Cupboard housing consumer unit. Thermostat control for central heating. Telephone point. Access via fitted ladder to loft with light.

Kitchen

Upvc double glazed door to the second Upvc double glazed porch. Upvc double glazed window overlooking the rear garden with far reaching views. Matching range of wall, base and drawer units. Worktop with inset sink and drainer. Space for gas cooker and fridge/freezer. Space and plumbing for washing machine. Good size storage cupboard housing the central heating boiler. Radiator. Partially tiled walls.

Lounge/Diner

Upvc double glazed window to the rear with far reaching views. Gas fire (not working). Radiator.

Bedroom 1

Upvc double glazed window to the front. Wall of ceiling height fitted wardrobes. Radiator.

Bedroom 2

Upvc double glazed window to the front. Fitted double wardrobe and fitted drawer unit. Radiator.

Bathroom

Upvc double glazed frosted window to the side. Suite comprising bath and pedestal wash hand basin. Radiator. Wall mounted electric heater (not tested). Partially tiled walls.

Separate WC

Upvc double glazed frosted window to the side. Close coupled WC.

Rear Garden

Timber double gates to the driveway. Predominantly laid to lawn with paved pathway. External tap. Lovely views over Long Rock Site of Special Scientific Interest.

Garage/Workshop

Up and over door to the front and courtesy door to the side. Windows overlooking the rear garden. Workbench.

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

Adaptions

There are no adaptions to this property.

Floorplans & Dimensions

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

The seafront can be reached on foot, approximately 0.2 miles (via a cut through just 50 yards/46 metres away in Kite Farm), together with the Oyster Bay Trail (a cycle route to Reculver Country Park and beyond).

Amenities are close by including local shops, Chestfield & Swalecliffe Railway Station (approx 0.7 miles) and frequent bus services (the closest 0.2 miles) to nearby towns.

A more extensive range of facilities including cafes and restaurants are available in Tankerton (1.3 miles on foot or 1.7 miles by car).

Whitstable town with its working harbour, diverse range of fashionable boutiques, eateries, quirky walkways and scenic coastline (2.4 miles).

Sainsburys superstore and Chestfield Medical Centre are approximately 0.8 miles.

The A299 is easily accessible providing a dual carriageway link to the M2/A2 London and Dover in one direction and Thanet in the other.

