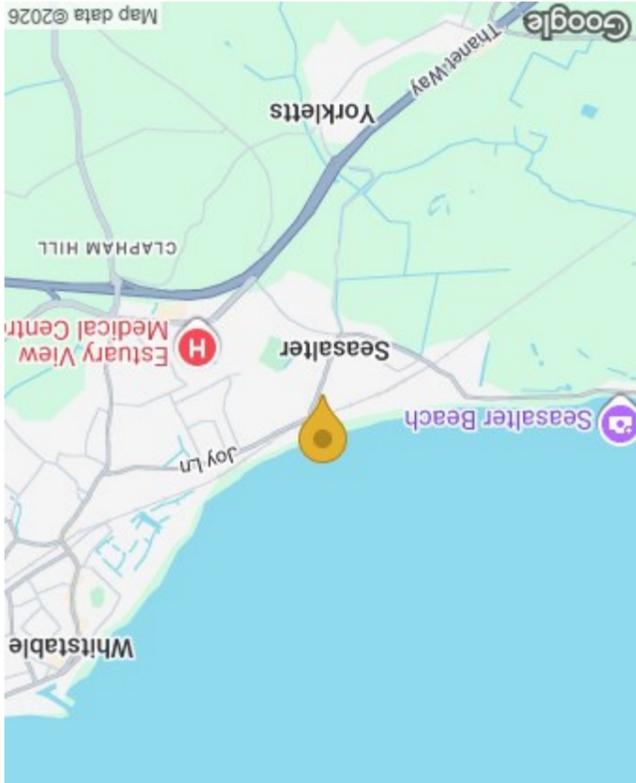




VAT No 321845612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	(A) (92 plus)
Energy efficient - lower running costs	(B) (81-91)
Decent energy efficiency - lower running costs	(C) (69-80)
Below average energy efficiency - higher running costs	(D) (55-68)
Poor energy efficiency - higher running costs	(E) (39-54)
Very poor energy efficiency - higher running costs	(F) (21-38)
Very poor energy efficiency - higher running costs	(G) (1-20)



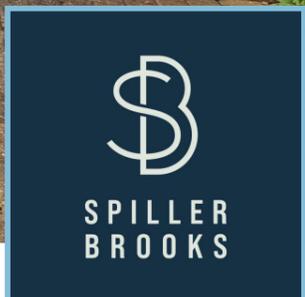
Main area: Approx. 83.7 sq. metres (900.8 sq. feet)
Plus garages, approx. 16.1 sq. metres (173.6 sq. feet)



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21 Faversham Road
Seasalter, Whitstable, CT5 4AR



Working for you and with you

21 Faversham Road Seasalter, Whitstable, CT5 4AR

APPEALING CHAIN FREE SALE

This versatile detached bungalow is situated in Seasalter approximately half a mile from the picturesque seafront and coastal walks and 0.1 miles from the local Co-op convenience store.

Situated on a good size plot there is ample scope and garden space to extend across the back of the bungalow, if required, subject to all planning consents.

The comfortable accommodation comprises a central entrance hall with two practical storage cupboards, kitchen, sitting room, three bedrooms, two double and one single, modern bathroom and separate WC.

A sunny Westerly facing rear garden is a blank canvas and provides pedestrian access to both the garage and sunroom.

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.

£400,000



Entrance Hall

15'9 max x 10'2 max (4.80m max x 3.10m max)

Upvc double glazed entrance door. Radiator. Cloaks cupboard and further cupboard with double doors and slatted shelving. Single power point. Telephone point. Loft Access. Laminate flooring.

Sitting Room

13'6 x 12'10 (4.11m x 3.91m)

Upvc double glazed window overlooking the rear garden. Radiator. TV point.

Kitchen/Breakfast Room

13'6 x 8'2 (4.11m x 2.49m)

Upvc double glazed window looking into the sun room and beyond to the garden. Upvc double glazed door providing access to the rear garden. Matching range of wall, base and drawer units. Worktop with matching upstand. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Space for freestanding electric cooker with extractor hood above. Cupboard housing Worcester combination boiler. Laminate flooring.

Bedroom 1

14'3 x 9'8 (4.34m x 2.95m)

Upvc double glazed window to the front. Radiator. Laminate flooring.

Bedroom 2

11'3 x 10'10 (3.43m x 3.30m)

Upvc double glazed window to the front. Radiator.

Bedroom 3

8'2 x 8'1 (2.49m x 2.46m)

Upvc double glazed window to the side. Radiator. Built-in wardrobe cupboard with hanging rail and wall mounted consumer unit.

Bathroom

6'11 x 4'11 + door recess (2.11m x 1.50m + door recess)

Upvc double glazed obscure window to the side. Suite comprising bath with mixer tap and tile surround and pedestal wash hand basin. Radiator with decorative cover. Feature wall panelling. Laminate flooring.

Separate WC

Upvc double glazed obscure window to the side. Close coupled WC. Feature wall panelling. Laminate flooring.

Sun Room

9'6 x 8'4 (2.90m x 2.54m)

Brickwork to the lower elevation with Upvc double glazed windows above and obscure polycarbonate roof. French doors to the rear garden.

Garage

18'3 x 9'6 (5.56m x 2.90m)

Up and over door to the front and glazed Upvc door to the rear garden. Power and light.

Rear Garden

Paved patio and feature circular paved patio. Predominantly laid to lawn with established trees and shrubs. Pedestrian access to the side of the garage for maintenance. Exterior light and tap. Gated pedestrian access to the front.

Front Garden

Block paved driveway with established shrub and flower border. Paving to the front with mature hedging and planting. Exterior light.

Important Information

We understand from the vendor that the bungalow was partially underpinned in 1996 (internal walls only) - paperwork is available.

Measurements

Please note that all measurements are provided as a guide only.

Tenure

This property is Freehold.

Council Tax Band

Band B

Location & Amenities

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.5 miles.

Seasalter beach and the popular pub and restaurant 'The Rose in Bloom' with views over the sea can be reached on foot (approximately half a mile).

Excellent medical facilities are available at Estuary View Medical Centre and the recently opened Prospect Retail Park which includes an M&S Food Hall are just over a mile.

Major road links are easily accessible via the A299.

