

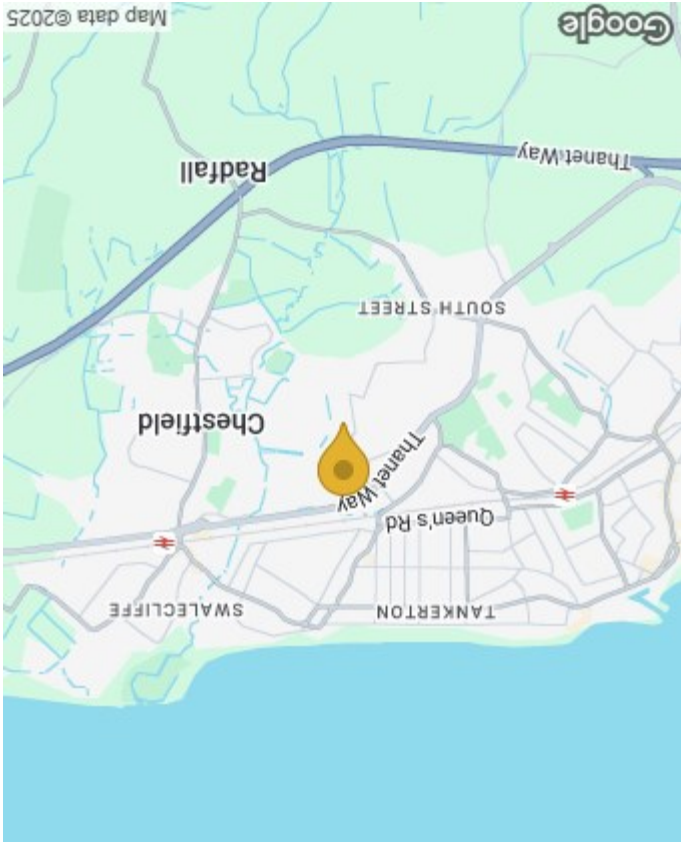


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England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower CO ₂ emissions	
Current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

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
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26 Richmond Road
Whitstable, CT5 3HS



Working for you and with you

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Appealing chain free sale.

This super bungalow occupies a good size plot with an attractive and secluded Westerly facing rear garden. A diverse and colourful range of planting together with a small pond and the gentle trickle of water create a tranquil setting for rest and relaxation or enjoying the company of family and friends.

Neatly presented throughout, the entrance hall is larger than average and a welcoming introduction to this comfortable home comprising lounge with access to the rear garden, two double bedrooms with a range of fitted furniture, kitchen/diner with a light and bright dining area, also with access to the rear garden, and a white bathroom. There are several built-in cupboards providing a useful solution for the storage of linen and household items.

An attached garage offers significant versatility to this home; additional accommodation (STPP), workshop or hobby space, or simply for extra storage.

Located within a mile of Tankerton seafront and a selection of local shops, this home provides a wonderful opportunity to embrace and enjoy coastal living.

£349,950



L-Shaped Entrance Hall

Upvc double glazed entrance door and Upvc double glazed obscure window to the side. Radiator. Thermostat control for central heating. Telephone point. Access via fixed ladder to loft with light. Range of built-in storage cupboards.

Kitchen/Diner

19'10 x 10' narr to 9'8 (6.05m x 3.05m narr to 2.95m)
Kitchen - Upvc double glazed window to the side. Matching range of wall, base and drawer units. Corner display shelf and built-in wine rack. Worktop with inset 1½ bowl stainless steel sink unit, mixer tap and drinking water tap. Splashback tiling. Breakfast bar. Cupboard housing water softener. Space and plumbing for dishwasher and washing machine. Integrated fridge/freezer. AEG electric fan assisted double oven and grill. Neff 4 ring gas hob with extractor above. Radiator. Wall mounted central heating controls. Spot lights. Tiled floor.

Dining Area - Upvc double glazed bow window with wide sill and tilt and turn mechanism. Upvc double glazed patio door to the rear garden. Radiator. Tiled floor.

Lounge

17'8 x 11'4 widening to 12'11 (5.38m x 3.45m widening to 3.94m)
Upvc double glazed patio doors to the rear garden. Feature fireplace housing a coal effect gas fire with a wooden mantle. Two radiators. Television point.

Bedroom 1

12'8 x 10'8 max (8'7 to wardrobe front) (3.86m x 3.25m max (2.62m to wardrobe front))
Upvc double glazed window to the front. Range of built-in bedroom furniture including two double wardrobes, overhead cupboards and dressing table. Recess with hanging rail and cupboards above. Radiator.

Bedroom 2

10'4 x 9'11 max (7'10 to wardrobe front) (3.15m x 3.02m max (2.39m to wardrobe front))
Upvc double glazed window to the front. Range of built-in furniture including two double wardrobes with cupboards above and drawer units. Radiator.

Bathroom

8'7 x 5'8 (2.62m x 1.73m)
Upvc double glazed obscure window to the side. Suite comprising bath with thermostatic bath/shower mixer tap, rail and curtain, pedestal wash hand basin and low level WC. Heated towel rail. Predominantly tiled walls. Vinyl flooring.

Garage

17'9 x 8'8 (5.41m x 2.64m)
Window overlooking the rear garden and door to the rear garden. Wall mounted Ideal classic boiler. Wall mounted cupboards. Built-in work bench. Up and over door to the front.

Rear Garden

Sunny Westerly facing rear garden laid to lawn with established flower and shrub borders. Paved patio seating area. Small pond with pump and aquatic planting. Personal door to the garage.

Side Garden

Sufficient space for a small vegetable garden. Timber storage shed 8' x 8'. Exterior tap. Pedestrian gate to the front.

Front Garden

Lawn areas with established planted borders. Driveway providing off road parking. Separate pathway to the side gate. Exterior light.

Tenure

This property is Freehold

Council Tax Band

Band D: £2,303.25 2025/26
May we respectfully suggest interested parties make their own enquiries.

Floorplans, Dimensions & Distances

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. All distances quoted are approximate.

Adaptions

There are no adaptions to this property.

Location & Amenities

Sainsburys and Tesco Superstore (0.9 miles) with bus services to local towns in nearby in Clover Rise.

Chestfield Medical Centre is 1 mile and for keen golfers Chestfield Golf Course 1.7 miles by car (approximately 0.7 miles on foot 15-20 mins) with Chestfield Barn, a public house and restaurant, next door.

Picturesque Tankerton seafront together with an selection of shops, including a Post Office within Tesco Express, are approximately a mile and 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.

Major road links are easily accessible via the A299.

