

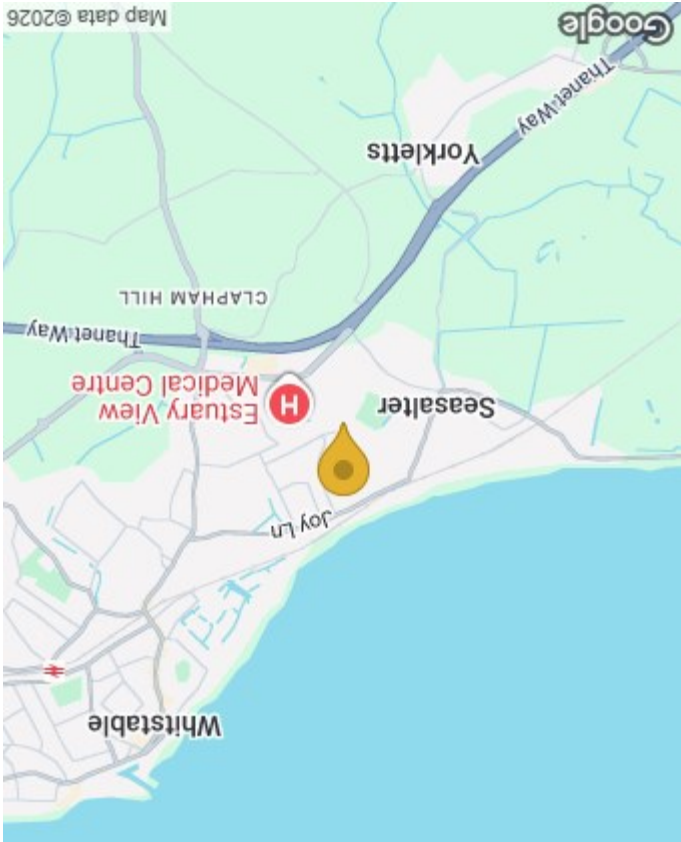


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England & Wales		
EU Directive	2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-30)	F	
(31-40)	E	
(41-50)	D	
(51-60)	C	
(61-70)	B	
(71-80)	A	
(81-90)		
(91-100)		
Very energy efficient - lower CO ₂ emissions		
(A+)	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

England & Wales		
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(G)		
Current		
Potential		



18 Caroline Close
Whitstable, CT5 4TT

Working for you and with you



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NO ONWARD CHAIN

Neatly presented and well maintained throughout, this detached bungalow occupies a peaceful position within a sought-after cul-de-sac setting away from passing traffic.

Located on a popular development with green open spaces and footpaths, it offers easy pedestrian access to the local shops, beach, scenic coastal walks and bus services.

The generously proportioned accommodation comprises an enclosed entrance porch opening into a central hallway, a light-filled and inviting lounge/diner with doors leading directly into the conservatory, two spacious double bedrooms, a fitted kitchen offering ample storage, and a recently fitted contemporary shower room.

Externally, the rear garden has been thoughtfully designed for low maintenance, featuring paved areas, artificial lawn and raised planters, along with a summerhouse and storage shed.

The detached garage can be accessed from the garden via a personal door and benefits from power and lighting, making it ideal for storage, a workshop, or hobby space. Alternatively, subject to the necessary planning consents, it could be incorporated into the bungalow to create additional living accommodation and enhance the overall footprint of the property.

A superb opportunity to secure a delightful home in a thriving and picturesque coastal town.

£379,950



Entrance Porch

Brick and Upvc construction with Upvc double glazed entrance door.

Entrance Hall

Solid wood entrance door. Radiator. Storage/linen cupboard with shelving. Feature glass block walls. Inset downlighters. Access to the loft is provided via a fitted ladder, leading to a partially boarded space with lighting. Parquet flooring.

Lounge/Diner

18'1 x 15' max (5.51m x 4.57m max)
Upvc double glazed window to the front and high level Upvc double glazed window to the side. Sliding doors to the conservatory. Feature electric fire (not tested). Two radiators. Television point. Parquet flooring.

Conservatory

9'4 x 7'9 (2.84m x 2.36m)
Upvc double glazed construction with polycarbonate roof and Upvc double glazed French door to the rear garden. Vertical radiator. Inset lighting. Tiled floor.

Kitchen

12'5 x 8'8 (3.78m x 2.64m)
Upvc double glazed window overlooking the rear garden and Upvc obscure glazed door to the rear garden. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit, mixer tap and splashback tiling. Fitted gas double oven and grill, gas hob with stainless steel splashback and stainless steel extractor hood above. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted cupboard housing gas boiler. Built-in storage cupboard housing meters. Wood panelling to the walls. Downlighters. Tiled floor.

Bedroom 1

13'5 x 8'9 (4.09m x 2.67m)
Upvc double glazed window overlooking the rear garden. Radiator.

Bedroom 2

10'5 x 9'1 (3.18m x 2.77m)
Upvc double glazed window to the front. Radiator.

Shower Room

8'5 x 5'8 max (2.57m x 1.73m max)
Two Upvc double glazed obscure windows to the front. Suite comprising walk-in shower with Mira electric shower and glass screen, vanity unit with inset wash hand basin and mixer tap and concealed cistern WC. Chrome heated towel rail. Mermaid panelling to the walls. Extractor fan. Inset downlighters. LVT flooring.

Detached Garage

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

Rear Garden

Predominantly laid to paving and articial lawn. Raised planters. Summer house and timber storage shed. External lights and tap. Pedestrian gate to the side access and wrought iron gate to the front driveway.

Front Garden

Low maintenance shingle with established planting. Block paved driveway with parking for two cars. Pathway to the front door.

Tenure

This property is Freehold

Council Tax Band

Band C: £2,131.55 2026/27
(we suggest interested parties make their own investigations)

Floorplan & 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.

Adaptions

There are no adaptions to this property.

Location & Lifestyle Amenities

The picturesque seafront together with the popular pub and restaurant 'The Rose in Bloom' – approximately 0.6 miles on foot.

The local Co-op and Seasalter Christian Centre (0.4 miles on foot) and less than a mile by car.

Joy Lane convenience store and Post Office (0.6 miles on foot).

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.6 miles.

Excellent medical facilities are available at Estuary View Medical Centre (1.5 miles) and shopping facilities at Prospect Retail Park (1.3 miles) which includes a Marks & Spencer Food Hall, Aldi, Home Bargains, Pets at Home and Halfords.

More extensive shopping facilities are available in Canterbury approximately 6.5 miles.

Whitstable Railway Station (2 miles) with major road links easily accessible via the A299.

