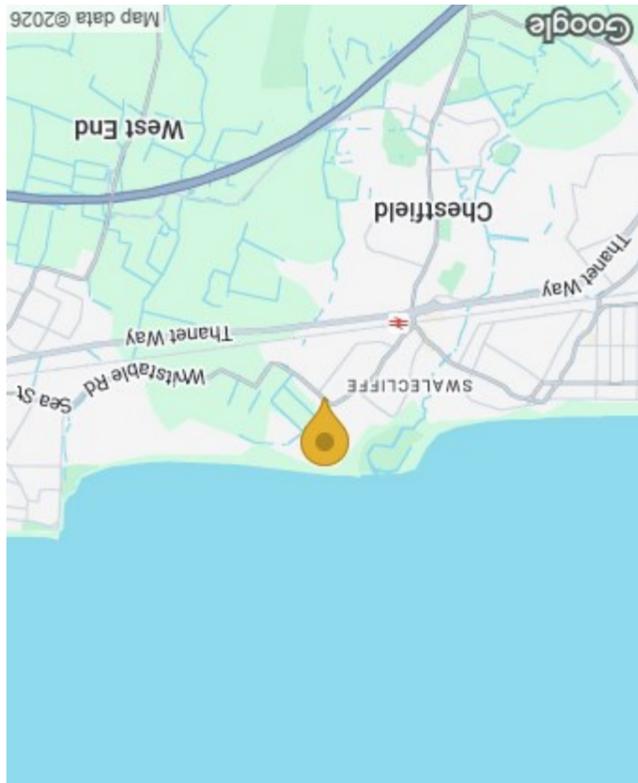




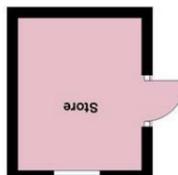
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current
(92 plus) A	(81-91)
(85-89) B	(71-80)
(69-80) C	(55-64) D
(55-64) D	(39-54) E
(21-30) F	(1-20) G

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Total area: approx. 73.0 sq. metres (785.7 sq. feet)

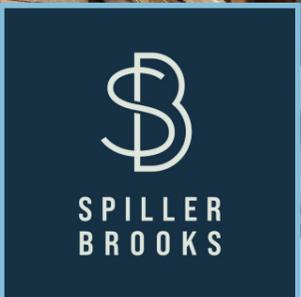


Approx. 73.0 sq. metres (785.7 sq. feet)

Ground Floor



16 Colewood Road
Swalecliffe, Whitstable, CT5 2RW



Working for you and with you

16 Colewood Road Swalecliffe, Whitstable, CT5 2RW

Chain-Free Sale

Offering both comfort and convenience, this neatly presented semi-detached bungalow is ideally situated just 0.4 miles from scenic coastal walks and the beach. Local amenities are close at hand, with a nearby parade of shops and Swalecliffe & Chestfield railway station approximately half a mile away, regular bus services to nearby towns are available from Colewood Road.

The accommodation features two good size bedrooms, a lounge/diner that opens into a Upvc conservatory overlooking the private rear garden, kitchen and modern shower room.

The secluded rear garden provides a peaceful outdoor retreat, complete with a block-paved patio, lawn area, and a practical brick-built storage shed. Side access allows for discreet bin storage.

To the front, there is ample off-road parking, adding to the convenience of this home.

£315,000



Property Particulars Awaiting Vendor Approval

Entrance Hall

Upvc double glazed entrance door to the entrance hall. Radiator. Bamboo laminate flooring. Glazed door to the inner hallway.

Inner Hallway

Large built-in cupboard with shelves and coat hooks. Thermostat control for central heating. Loft access via loft ladder - the boiler is situated in the loft. Bamboo laminate flooring.

Lounge/Diner

17'8 x 11'4 max (5.38m x 3.45m max)
Upvc double glazed patio door and full height Upvc double glazed window to the conservatory. Radiator. Modern wall mounted electric fire. Television point and telephone socket.

Kitchen

9'1 x 9' (2.77m x 2.74m)
Upvc double glazed window overlooking the rear garden. Range of built-in base, wall and drawer units. Full height larder cupboard. Worktop with inset stainless steel sink unit and mixer tap. Built-in single oven and grill with gas hob above. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted cupboard housing consumer unit. Tile effect laminate flooring.

Conservatory

11'1 x 8'7 (3.38m x 2.62m)
Upvc double glazed windows and door the rear garden. Obscure polycarbonate roof. Radiator. Double power point. Light. Tile effect laminate flooring.

Bedroom 1

14'6 x 10'5 max (4.42m x 3.18m max)
Upvc double glazed window to the front. Radiator. Built-in linen storage cupboard with shelves. Triple wardrobe with shelves and hanging rails. Television point.

Bedroom 2

10'8 x 9'11 (3.25m x 3.02m)
Upvc double glazed window to the front. Radiator. Television point.

Shower Room

8'7" x 5'10" + shower enclosure (2.62m x 1.78m + shower enclosure)
Two Upvc double glazed obscure windows to the side. Suite comprising fully tiled shower enclosure with electric shower, vanity unit with inset wash hand basin, mixer tap, cupboard and drawers and close coupled WC. Heated towel rail. Partially tiled walls. Tile effect laminate flooring.

Rear Garden

43'5 max x 29'8 (13.23m max x 9.04m)
Selection of established shrubs, trees and flowering plants. Lawn area. Seating area. Block paved patio. Water butt. External tap. Enclosed with fencing.

Brick Built Shed

9'8 x 8'5 (2.95m x 2.57m)
Upvc double glazed door to the rear garden. Power and light.

Side Access

18' x 7'11 (5.49m x 2.41m)
Timber gates to block paved side access.

Front Garden

Laid to block paving providing off road parking. Enclosed with five bar gate, pedestrian gate and fencing.

Tenure

This property is Freehold

Council Tax Band

Band C: £2,047.33 2025/26
(we respectfully suggest that 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

This property does not include any accessibility adaptations.

Location & Amenities

The seafront can be reached on foot, approximately 0.4 miles, 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 0.5 miles) and frequent bus services to nearby towns (available in Colewood Road).

A more extensive range of facilities including cafes and restaurants are available in Tankerton (1.5 miles) with vibrant Whitstable town approximately 2.4 miles.

Sainsburys superstore and Chestfield Medical Centre are approximately 0.9 miles.

Further shopping, leisure and educational facilities are available in Canterbury (7 miles).

Herne Bay is approximately 2.5 miles.

