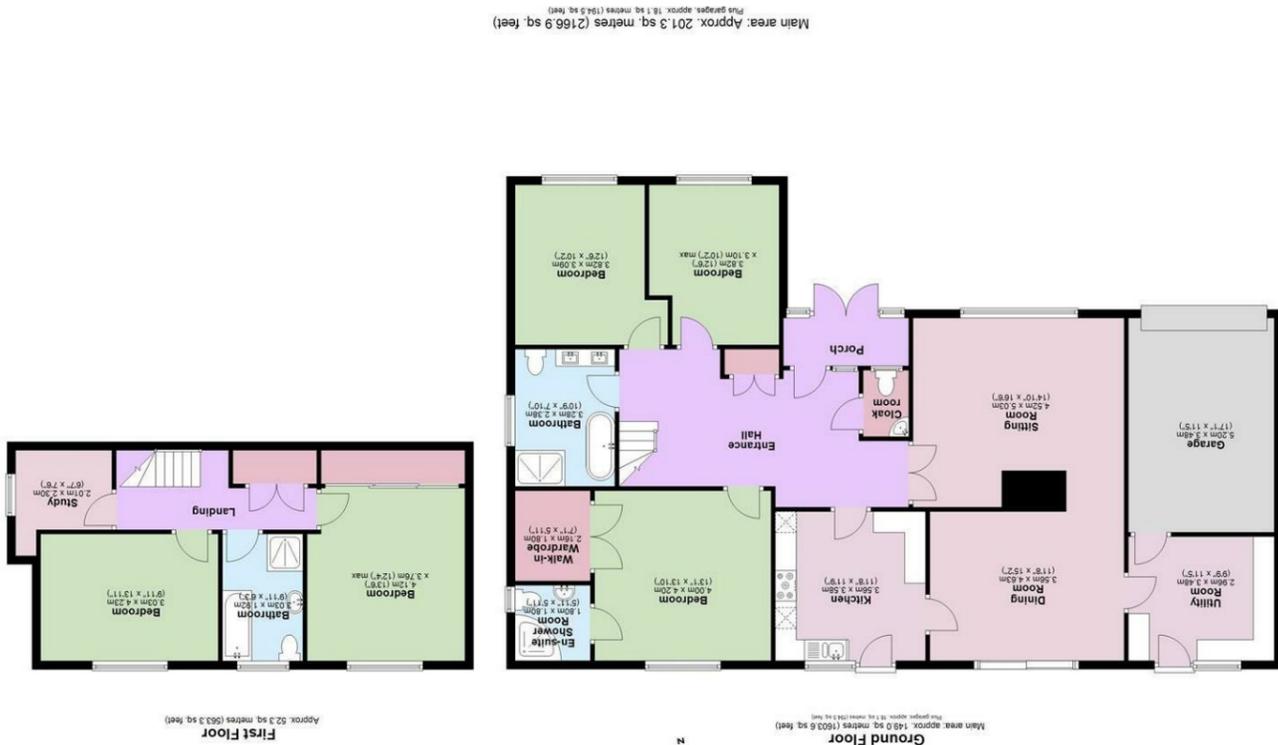
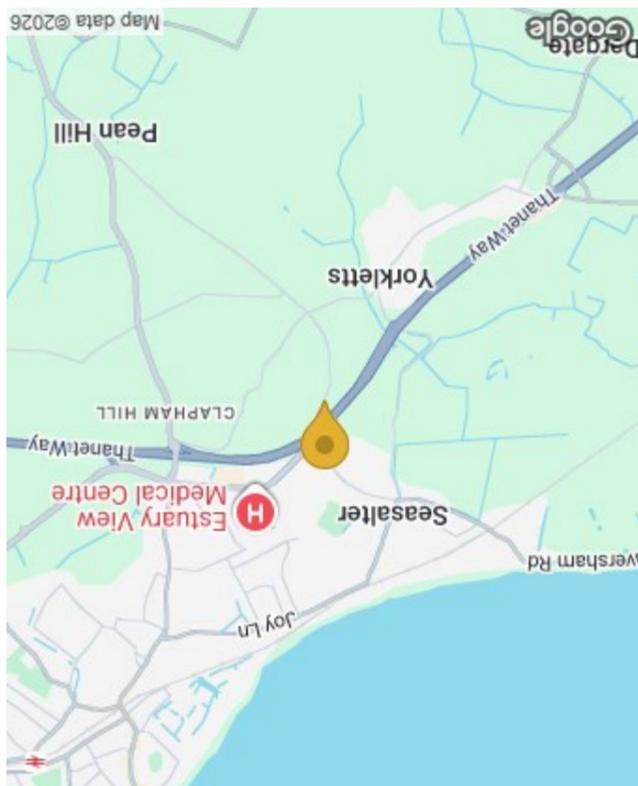




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)

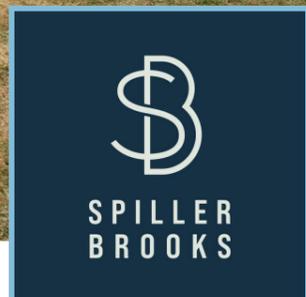
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Dimensions & Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.



Harriets Corner Pilgrims Lane
Seasalter, Whitstable, CT5 3BL



Working for you and with you

Harriets Corner Pilgrims Lane Seasalter, Whitstable, CT5 3BL

An exceptional chalet bungalow in a cul-de sac setting comprising only seven properties.

With 2167 square feet (201sqm) of versatile accommodation, this five-bedroom chalet home is an attractive proposition providing infinite flexibility and scope for adapting the accommodation to suit your lifestyle and multigenerational living if required.

The current owners have thoughtfully enhanced and upgraded this substantial property which offers the perfect balance of comfort, convenience and energy efficiency; the installation of solar panels and battery storage producing free, renewable, clean electricity, reducing your energy bills.

A useful enclosed porch leads to an extremely large and welcoming entrance hall, three bedrooms, the principal with en-suite facilities and a walk-in wardrobe, sitting room opening to the dining room, well fitted kitchen, utility room, stylish four-piece bathroom and separate cloakroom.

On the first floor there are two good size double bedrooms, a home office/study with far reaching views to the estuary, and an additional four-piece bathroom.

Set on a generous plot, there are views across Whitstable to the estuary from the upper level of the garden, and plenty of space for outdoor enjoyment.

This chalet bungalow is not just a home; it is a lifestyle choice, offering a harmonious blend of space, style, and vibrant green surroundings. Whether you are looking to entertain, relax, or enjoy the coastal charm of Whitstable, this property is a must-see.

£600,000



Entrance Porch

Upvc double glazed doors and windows to the front. Paved flooring. Light. Upvc double glazed entrance door to the entrance hall and Upvc double glazed obscure window to the side.

Entrance Hall

Two radiators. Thermostat control for central heating. Two double power points. Cloaks cupboard. Downlighters. Stairs to the first floor. Laminate flooring.

Cloakroom

Upvc double glazed obscure window to the front. Suite comprising corner vanity unit with inset wash hand basin, splashback tiling and cupboard below and close coupled WC. Radiator. Extractor fan. Tiled floor.

Sitting Room

16'6 x 14'10 (5.03m x 4.52m)
Upvc double glazed window to the front. Fireplace with slate hearth housing log burning stove. Radiator. Television and telephone points. Downlighters. Laminate flooring. Opening to

Dining Room

15'2 x 11'8 (4.62m x 3.56m)
Upvc double glazed patio doors to the rear garden. Radiator. Downlighters. Laminate flooring. Door to kitchen and door to utility room.

Utility Room

11'5 x 9'9 (3.48m x 2.97m)
Upvc double glazed window overlooking the rear garden and door to the rear garden. Matching wall and base units. Worktop with matching upstand, inset stainless steel sink unit and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor. Personal door to the garage.

Kitchen

11'9 x 11'8 (3.58m x 3.56m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the rear garden. Matching range of wall, base and drawer units. Under unit lighting. Pull out larder cupboard. Worktop with inset 1½ bowl Astracast sink. Quooker tap, drinking water tap and water softener. Built in electric oven with combination microwave above. Five ring gas hob with stainless steel extractor hood and stainless steel splash back. Integrated fridge/freezer. Vertical chrome radiator. Spot lights. Tiled floor.

Bedroom

13'10 x 13'1 (4.22m x 3.99m)
Upvc double glazed window overlooking the rear garden. Radiator. Large walk-in wardrobe (7'1 x 5'11/2.16m x 1.80m) housing Alpha gas boiler. Laminate flooring. Door to the

En-Suite Shower Room

5'11 x 5'11 (1.80m x 1.80m)
Upvc double glazed frosted window to the side. Suite comprising fully tiled corner shower enclosure with mains operated shower unit, vanity unit with inset wash hand basin, mixer tap, splashback tiling and cupboard below and close coupled WC. Chrome heated towel rail. Extractor fan. Tiled floor.

Bedroom

12'6 x 10'2 (3.81m x 3.10m)
Upvc double glazed window to the front. Radiator. Television point.

Bedroom

12'6 x 10'2 max (3.81m x 3.10m max)
Upvc double glazed window to the front. Radiator.

Ground Floor Bathroom

10'9 x 7'10 (3.28m x 2.39m)
Upvc double glazed obscure window to the side. Suite comprising large fully tiled shower enclosure with mains shower, fixed shower head and hand held shower attachment, free standing double ended bath with

floor mounted mixer tap and hand held shower attachment, vanity unit with two counter top wash hand basins with mixer taps, and close coupled WC. Combination radiator and towel rail. Wall mounted mirrored vanity unit. Extractor fan. Partially tiled walls. Tiled floor.

Landing

Large linen cupboard with double doors.

First Floor Bathroom

9'11 x 6'3 (3.02m x 1.91m)
Upvc double glazed obscure window to the rear. Suite comprising fully tiled shower enclosure with electric shower unit, bath with mixer tap, pedestal wash hand basin and close coupled WC. Radiator. Extractor fan. Partially tiled walls. Tiled floor.

Bedroom

13'6 x 12'4 max (4.11m x 3.76m max)
Upvc double glazed window overlooking the rear garden. Radiator. Full height built-in wardrobes with sliding doors. Television point.

Bedroom

13'11 x 9'11 (4.24m x 3.02m)
Upvc double glazed window overlooking the rear garden. Radiator.

Home Office/Study

7'6 x 6'7 (2.29m x 2.01m)
Upvc double glazed window to the side with far reaching views to the estuary. Telephone point. Laminate flooring.

Garage

17'1 x 11'5 (5.21m x 3.48m)
Electric roller door. Power and light. Battery storage for the solar panels and solar meter. Personal door to the utility room.

Gardens

Extensive wrap-around gardens predominantly laid to lawn with an array of mature planting. Large paved patio. Rustic decked steps to the upper garden where views over Whitstable to the estuary beyond can be enjoyed. Sunken pond, a wonderful magnet for wildlife. Summer house. Pedestrian gate from the upper garden to Pilgrims Lane. Sun awning above the dining room window. Several useful sheds. Two external taps. External lights. Shingle driveway to the front and further shingle driveway to the side accessed via a 5-bar gate. Small lawn area to the front with established planting. Additional set of timber gates to the rear garden.

EV Charging Point

Domestic Water Treatment Plant

We understand from the vendors that a domestic water treatment plant is installed at the property to deal with waste water. As good practice they have it serviced yearly.

Tenure

This property is Freehold.

Council Tax Band

Band F: £3,326.92 2025/26
We suggest interested parties make their own investigations.

Location & Amenities

Harriets Corner is a semi-rural location (2.7 miles) from Whitstable, a quaint harbour town with its distinctive character, vibrant atmosphere, picturesque seafront, delightful range of independent retailers, and top end dining establishments to quick service takeaways.

Seasalter Beach is approximately 2 miles.

The Cathedral City of Canterbury (7.5 miles) offers a more extensive shopping experience and a good selection of educational facilities, including the University of Kent.

Whitstable mainline railway station (3 miles) with the A299 easily accessible providing a link to both the A2 and M2.

