



FOUNDATION

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99, Eversleigh Rise, Whitstable, CT5 3RP

3 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



99, Eversleigh Rise, Whitstable, CT5 3RP

- Beautifully Presented Three Bedroom End of Terrace Home
- Desirable Corner Plot with Garage & Off-Road Parking
- Sought-After South-Westerly Facing Rear Garden
- Spacious Sitting Room & Separate Dining Room
- Excellent Potential to Create an Open-Plan Kitchen/Dining
- Principal Bedroom with En-Suite & Fitted Wardrobes
- Two Further Generous Bedrooms & Family Bathroom
- Ideally Situated Close to Whitstable & Local Amenities



SITUATION:

The seaside town of Whitstable has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



DESCRIPTION:

A beautifully presented three-bedroom end-of-terrace home with a desirable south-westerly facing rear garden, situated just outside the bustling and vibrant seaside town of Whitstable.

Built in the early 2000s and lovingly cared for by its sole owner since new, this attractive home has been exceptionally well maintained throughout. It now offers an exciting opportunity for new owners to personalise the property and make it their own.

Occupying an enviable corner plot, the property benefits from off-road parking and a garage.

The front door opens into a spacious entrance hall with a convenient cloakroom and staircase leading to the first floor. To the front of the property is a generous sitting room, offering ample space for comfortable seating and relaxation. Double doors connect



OUTSIDE:

the sitting room to the dining room, allowing the space to be either open plan or separated as desired. The dining room enjoys French doors opening onto the rear garden and sits adjacent to the separate kitchen. There is excellent potential to create a contemporary open-plan kitchen/dining space by removing the wall between the two rooms, subject to any necessary approvals.

The kitchen is fitted with a range of wall and base units incorporating a sink with mixer tap, an integrated oven and gas hob, while additional appliances are freestanding.

On the first floor are three well-proportioned bedrooms, all presented in calm, neutral décor. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

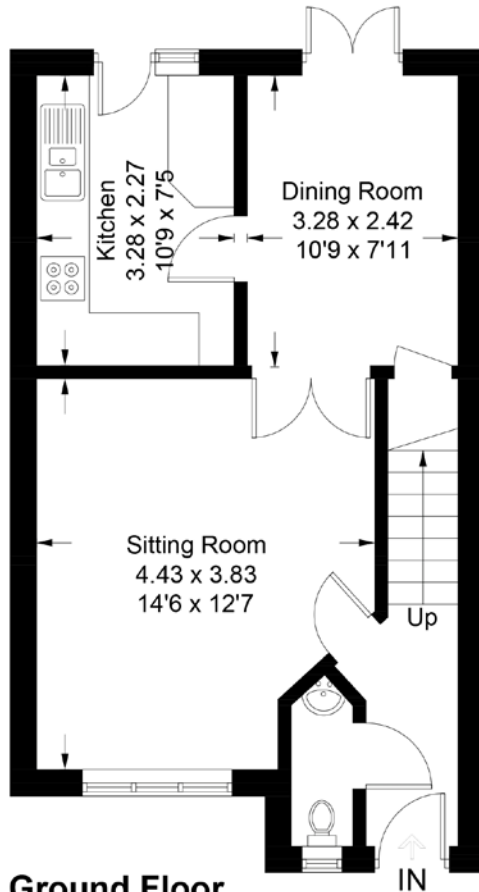
AGENTS NOTE:

The private rear garden enjoys a sought-after south-westerly aspect, making it an ideal space for enjoying the afternoon and evening sunshine. It is predominantly laid to lawn with established hedging providing an excellent degree of privacy.

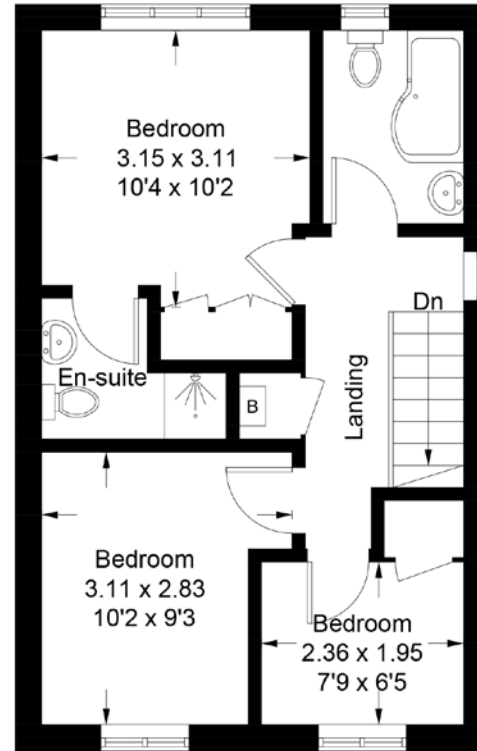
A patio area, accessed directly from both the dining room and kitchen, offers the perfect setting for outdoor dining and entertaining. A side gate leads through to the garage and off-road parking at the rear of the property.

AGENTS NOTE:

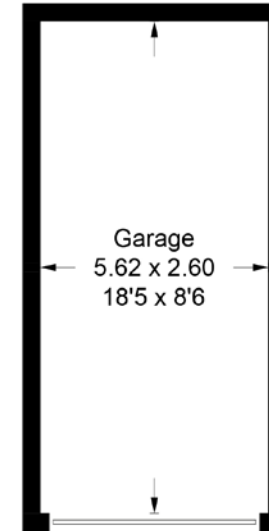
We understand from the vendor that there is a small maintenance charge of pprox £15 a month for the upkeep of the roads in this development.



Ground Floor
40.0 sq m / 430 sq ft



First Floor
37.9 sq m / 408 sq ft



(Not Shown In Actual Location / Orientation)
Outbuilding



TOTAL FLOOR AREA: 995 sq. ft (92 sq. m)
HOUSE 838 sq. ft (18 sq. m)
GARAGE: 157 sq. ft (14 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
D



GENERAL INFORMATION
all services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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