

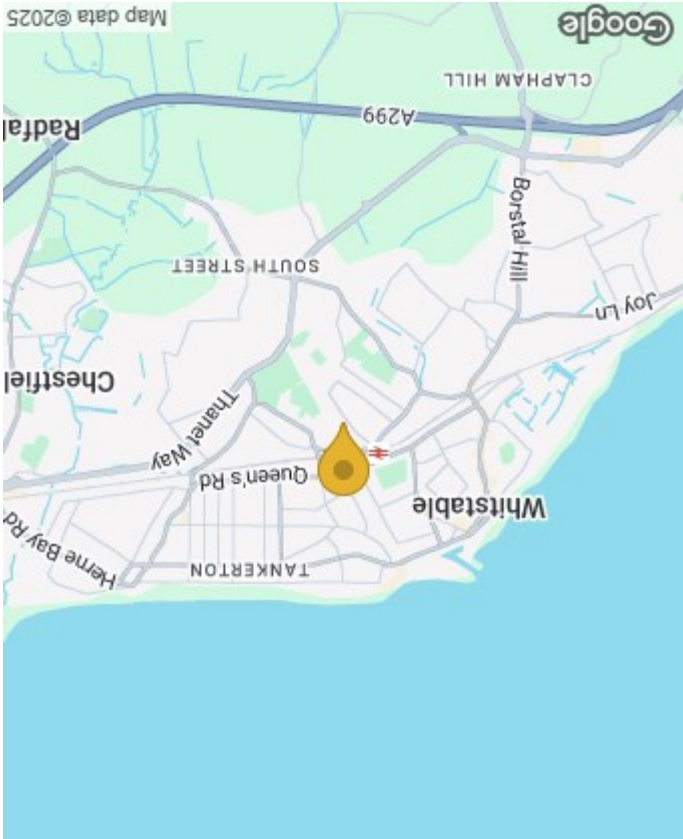
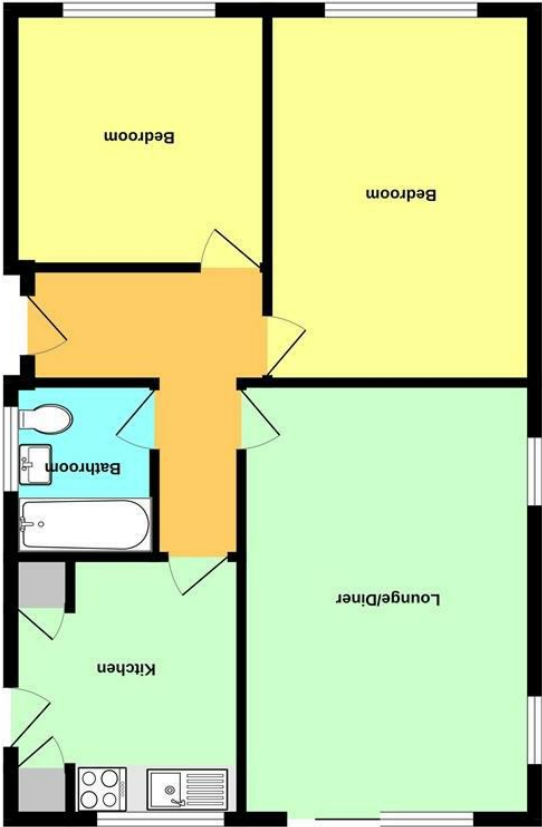


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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	
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 environmentally friendly - lower CO ₂ emissions	
Current	Potential

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)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential



37 Seymour Avenue
Whitstable, CT5 1SA



Working for you and with you

37 Seymour Avenue
Whitstable, CT5 1SA

Appealing chain free sale.

Built in 1960 this detached bungalow is conveniently situated within 0.2 miles (approximately 3 minutes on foot) of Whitstable railway station and the nearest convenience store, and 0.7 miles on foot to the vibrant town centre. Scenic coastal walks and the beach are less than a mile.

Occupying a generous plot, approximately 0.11 acres, with an array of established trees and shrubs, there is ample scope, if required and subject to all appropriate consents, to substantially extend this property and create your dream home.

The accommodation, which would now benefit from a programme of refurbishment, comprises entrance hall, lounge/diner with access to the rear garden, kitchen overlooking the rear garden, two bedrooms and a bathroom.

The current owners make use of the front for off road parking, although at present there is no dropped kerb.

This is an ideal location with the comfort and convenience of amenities close by.



£330,000



Entrance Hall

Upvc double glazed entrance door. Radiator. Double power point. Telephone point. Thermostat control for central heating. Loft access to partially boarded loft with light.

Kitchen

10'2 x 8'11 (3.10m x 2.72m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door to the rear garden. Work top with inset stainless steel sink unit and mixer tap. Base unit and wall mounted cupboard. Built-in pantry cupboard and additional built-in cupboard housing the hot water cylinder. Space and plumbing for washing machine. Space for fridge freezer and freestanding electric cooker. Radiator.

Lounge/Diner

17' x 11'4 (5.18m x 3.45m)
Upvc double glazed patio doors to the rear garden. Two high level Upvc double glazed windows to the side. Baxi Bermuda FLE 5 Super combined boiler and gas fire (not tested). Wall mounted central heating controls. Radiator.

Bedroom 1

14'4 x 10'4 (4.37m x 3.15m)
Upvc double glazed window to the front. Radiator.

Bedroom 2

10' x 9'11 (3.05m x 3.02m)
Upvc double glazed window to the front. Radiator.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)
Upvc double glazed obscure window to the side. Bath with tiled surround, pedestal wash hand basin and low level WC. Radiator.

Rear Garden

Predominantly laid to lawn. Established trees and shrubs. Exterior tap. Pedestrian gate to the front.

Front Garden

Predominantly concrete providing off road parking (there is no dropped kerb). Established trees and shrubs. Enclosed by hedging to either side and a brick wall to the front with double gates.

Location & Amenities

The Chocolate Box is the nearest convenience store and newsagent (0.2 miles) approximately 3 minutes on foot.

Whitstable mainline railway station is also conveniently nearby at 0.2 miles with frequent services to London (Victoria) approximately 80 mins and the high-speed Javelin service to London (St Pancras), approximately 73 mins.

Whitstable is a thriving coastal town with a delightful seafront and vibrant high street with an array of trendy independent retailers, including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

Whitstable is well served for medical facilities including Estuary View Medical Centre/minor injury and minor ops unit and pharmacy.

Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (1.9 miles)).

The Cathedral City of Canterbury, approximately 7 miles, provides more extensive leisure, shopping, restaurant and educational facilities.

The A299 is easily accessible merging with the A2/ M2.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,047.33 2025/26
May we suggest that interested parties make their own investigations

Dimensions & Floorplans

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.

