

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

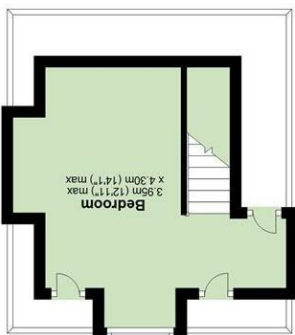


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

Main area: Approx. 95.9 sq. metres (1031.8 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.7 sq. feet)

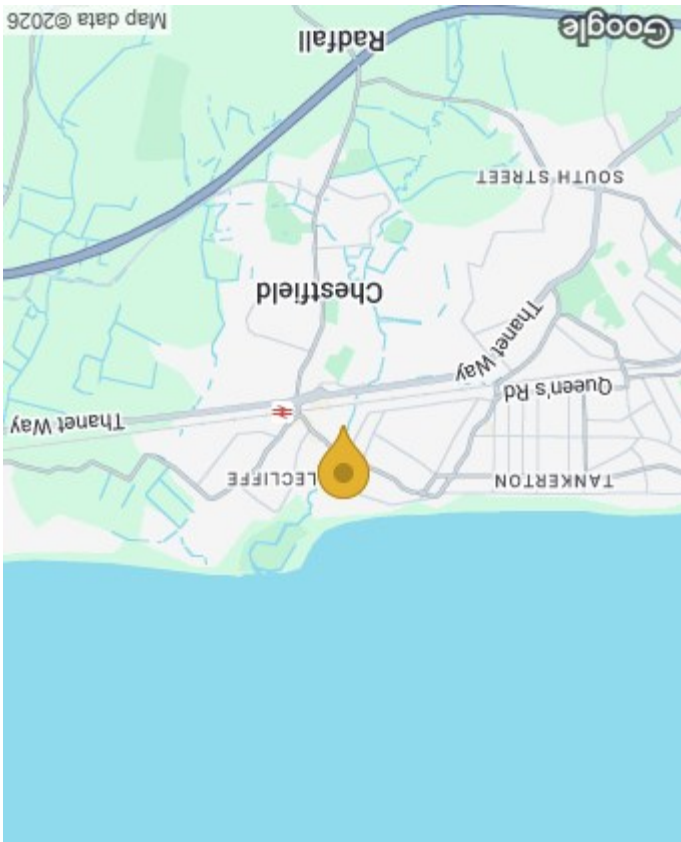


Ground Floor
Main area: approx. 79.7 sq. metres (858.1 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.7 sq. feet)



First Floor
Approx. 16.1 sq. metres (173.7 sq. feet)

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs
A (92 plus)	A (81-91)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (1-20)
G (1-20)	G (1-20)
Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs
Current	Current
Potential	Potential



6 Elm Wood West
Whitstable, CT5 2QS



Working for you and with you

6 Elm Wood West
Whitstable, CT5 2QS
CHAIN FREE SALE

Located within half a mile of the favoured seafront with its colourful array of beach huts, this much-loved home benefits from a Westerly facing rear garden.

Situated on a good size plot, this property is open to a world of possibilities and offers an abundance of potential. If additional space is required, the attached garage could be the ideal solution providing further living accommodation (subject to all planning consents).

A useful enclosed porch leads to a spacious central entrance hall with the sitting room and bedroom three to the front aspect. The remainder of the ground floor accommodation comprises kitchen, dining room/second reception room overlooking the rear garden, principal bedroom, bathroom with vintage orange suite and separate WC. Upstairs there is one double bedroom overlooking the rear garden and access to plentiful eaves storage.

Outside space is generous comprising a courtyard garden, nicely screened main garden with plenty of scope and a triangular shaped side garden.

Tucked away, yet conveniently located, there are an array of amenities nearby; Swalecliffe and Chestfield railway station (0.3 miles), a parade of independent shops including a pharmacy (0.3 miles) and bus services to local towns (0.1 miles), to name but a few.

This home is a wonderful opportunity to embrace and enjoy the delights of a coastal lifestyle.

£340,000



Entrance Porch

Brick work to the lower elevation with double glazed windows above. Upvc double glazed door. Light. Vinyl flooring. Wooden door to the Entrance Hall

Entrance Hall

Radiator. Thermostat control for central heating. Telephone point. Stairs to the first floor bedroom. Vinyl flooring.

Sitting Room

13'11 max x 11'11 (4.24m max x 3.63m)
Bay window to the front. Chimney breast with coal effect gas fire. Radiator. Telephone point.

Kitchen

11'2 x 10'3 (3.40m x 3.12m)
Window to the side. Matching range of wall, base and drawer units. Built-in dresser unit with glass display cabinets. Space for freestanding gas cooker. Space for fridge freezer. Space and plumbing for washing machine. Worcester combination gas boiler. Radiator. Vinyl flooring. Opening to the dining room,

Dining Room

16'3 max x 9'8 (4.95m max x 2.95m)
Windows overlooking the rear garden. Door to the side (currently not used) and door to the Courtyard Garden. Radiator. Vinyl flooring.

Bedroom 1

12'2 x 11'2 (3.71m x 3.40m)
Upvc double glazed window overlooking the rear courtyard garden. Radiator. Two built-in wardrobes.

Bedroom 2

12'2 x 11'2 (3.71m x 3.40m)
Window to the front. Radiator. Sliding door.

Bathroom

6'11 x 5'9 (2.11m x 1.75m)
Obscure window to the side. Suite comprising bath with mixer tap and hand held shower attachment and pedestal wash hand basin. Radiator. Partially tiled walls. Vinyl flooring.

Separate WC

Obscure window to the side. Close coupled WC. Radiator. Vinyl flooring.

First Floor Bedroom

14'1 max x 12'1 max (4.29m max x 3.68m max)
Upvc double glazed window overlooking the rear garden. Radiator. Access to eaves storage. TV aerial. Sloping ceilings.

Courtyard Garden

Paved patio seating area. Personal door to the garage.

Side Garden

A combination of grass and concrete. External tap. Picket fence and gate to the rear garden and pedestrian gate to the front.

Rear Garden

Predominantly laid to lawn. Established planting. Gate and fence to Side Garden.

Garage

15'11 x 8' (4.85m x 2.44m)
Timber double doors to the front. Upvc double glazed window overlooking the courtyard. Personal door to the courtyard.

Tenure

Freehold

Council Tax Band

Band D : £2,397.99 2026/27
We suggest that interested parties make their own enquiries

Useful Information

We understand from the vendor that there is an annual contribution of £132 payable to the Elm Wood Residents' Association in respect of road maintenance and insurance as it is a private estate.

Please be aware a brook runs along the far end of the garden.

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.

Location & Amenities

The pebble beach and picturesque seafront approximately a 10-minute walk (0.5 miles).

Whitstable, a prospering and popular coastal town, with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes (1.9 miles).

Parade of shops in Swalecliffe, including a pharmacy, (0.2 miles).

Chestfield and Swalecliffe Railway Station (0.3 miles).

Additional shopping facilities in Tankerton Road, including a Post Office in Tesco Express (1 mile), restaurants, cafes and bakeries.

Sainsburys and Chestfield Medical Centre (0.6 miles).

Frequent bus services are located nearby in Herne Bay Road.

Wheatsheaf public house (0.1 miles).

The Barn public house and Chestfield golf club (0.9 miles).

The A299 is easily accessible for access to both the A2 and M2.

