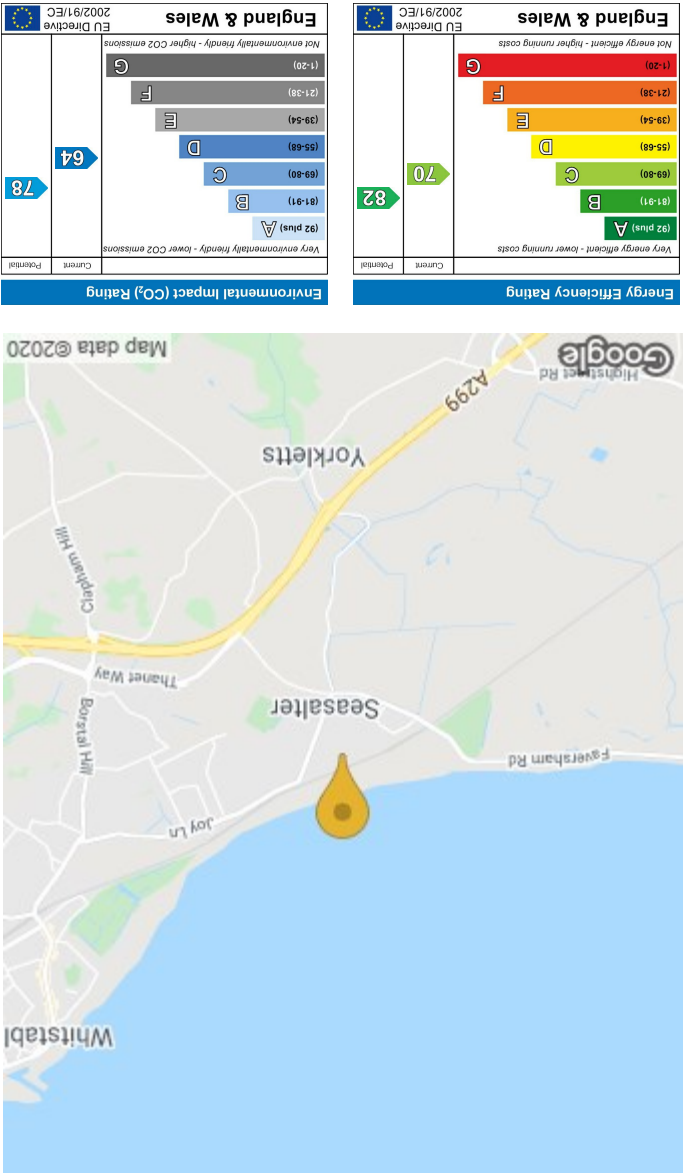


Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any appliances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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44 Foxdene Road
Seasalter, Whitstable, CT5 4QY



Working for you and with you

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Seasalter, Whitstable, CT5 4QY

EXPERIENCE THIS HOME WITH OUR VIRTUAL TOUR.....OUTSTANDING IMMACULATE & EXCEPTIONALLY SPACIOUS DETACHED HOUSE - This is a cliché, but viewing is absolutely essential to appreciate the generous accommodation this lovely home has to offer. Situated in a small select cul-de-sac this family home comprises entrance hall, lounge/diner, kitchen/breakfast room, Upvc conservatory overlooking the rear garden, bedroom 4 with en-suite or could be used as a further reception room, access to the integral garage which could possibly offer further living accommodation subject to appropriate planning consent. Upstairs there is a very generous master bedroom with en-suite shower room, second spacious double bedroom (17'4 x 13'), bedroom 3, family bathroom and a walk-in airing cupboard. A neatly presented rear garden, garage and off road parking add to the appeal of this comfortable home. Local amenities including a doctors' surgery, convenience store and bus service are approximately 0.3 miles. Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.5 miles. Seasalter beach (0.5 miles) and the popular pub and restaurant 'The Rose in Bloom' (0.8 miles) can be reached on foot. Excellent medical facilities are available at Estuary View Medical Centre and the recently opened Prospect Retail Park which includes a Marks & Spencers Food Hall are just over a mile. Major road links are easily accessible via the A299.

£435,000



Covered Porch
Canopy above solid door with spy hole to entrance hall.

Entrance Hall
Inset coconut matting. Oak flooring. Radiator with decorative cover. Mains smoke detector. Central heating thermostat. Large under-stairs storage cupboard. Double power point. Door to garage.

Cloakroom
7'11 x 3'11 (2.41m x 1.19m)
Upvc double glazed frosted window to side. Close coupled WC. Wash hand basin with splash back tiling and cupboard below. Radiator. Amtico flooring.

Kitchen/Breakfast Room
16'10 x 7'10 (5.13m x 2.39m)
Matching range of wall, base and drawer units. Work surface with inset stainless steel 1.5 bowl sink unit. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Four ring gas hob with extractor hood above and fan assisted electric oven and grill below. Cupboard housing Ideal gas boiler. Wall mounted central heating controls. Radiator. Power points. Consumer unit. Tiled floor. Upvc double glazed window overlooking rear garden and Upvc double glazed door to the garden.

Lounge
17'5 x 13' (5.31m x 3.96m)
Two Upvc double glazed windows to side. Upvc double glazed French doors to the conservatory. Feature fireplace with inset pebble effect gas fire. Two radiators. TV point, phone point and power points. Coving to ceiling.

Conservatory
10'3 x 9'9 (3.12m x 2.97m)
The construction is of cavity brickwork to the lower elevation with Upvc double glazed windows above overlooking the rear garden. Glass roof with fitted blinds. French doors to garden. Power Points. Two wall light points.

Ground Floor Bedroom/Reception Room
12'11 x 10'11 narrowing to 8'1 (3.94m x 3.33m narrowing to 2.46m)
Upvc double glazed window to front. Radiator. Coved ceiling. Door to en-suite.

En - Suite
8' into shower cubicle x 3'10 (2.44m into shower cubicle x 1.17m)
Suite comprising large fully tiled shower enclosure with mains operated Aqualisa shower unit, pedestal wash hand basin with splash back tiling and close coupled WC. Radiator. Shaver socket. Extractor fan. Inset downlighters. Upvc double glazed frosted window to side.

Landing
Airing cupboard 7' 8 x 3'10 hot water cylinder and light. Loft access - partially boarded loft with loft ladder. Radiator. Double power point. Coved ceiling.

Bedroom 1
17'2 x 9'11 narrowing to 7'4 (5.23m x 3.02m narrowing to 2.24m)
Upvc double glazed window to front and Velux window to side. Radiator. Access to eaves storage. Power points. Coved ceiling. Door to en-suite.

En - Suite
9'6 x 3'11 (2.90m x 1.19m)
Suite comprising shower enclosure with mains shower unit, pedestal wash hand basin and close coupled WC. Shaver socket. Partially tiled walls. Velux frosted window to side. Radiator. Extractor fan. Inset downlighters.

Bedroom 2
17'4 x 13' narrowing to 6'8 (5.28m x 3.96m narrowing to 2.03m)
Upvc double glazed window to rear overlooking the garden. Velux window to side. Radiator. Power Points. Access to eaves storage.

Bedroom 3
9'11 x 5'7 (3.02m x 1.70m)
Velux window to side. Radiator. Access to eaves storage. Power points.

Bathroom
7'2 x 5'4 (2.18m x 1.63m)
Suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Radiator. Extractor fan. Inset downlighters. Shaver socket. Amtico flooring. Velux frosted window to side.

Integral Garage
18'1 x 9'8 (5.51m x 2.95m)
Up and over door. Power and light. Pedestrian door to entrance hall.

Rear Garden
41' x 33'1 (12.50m x 10.08m)
Low maintenance shingle area with steps up to the lawn. Paved patio seating area. Mature planted borders. Exterior tap. Further useful storage area to the side of the house.

Side Garden
31'8 x 16'6 narrowing to 8'2 (9.65m x 5.03m narrowing to 2.49m)
Shingle area. Raised flower bed with attractive planting. Paved pathway to pedestrian gate and dedicated bin storage area. Exterior light.

Front Garden
Tarmac driveway. Lawn area. Shrub bed. Shingle area. Exterior light. Pedestrian gate to rear garden.

Agent's Note
The current owners have had plans drawn up (but not submitted for planning approval) for a ground floor extension off the existing kitchen - these plans are available for inspection.

