MARK SMITH Estate Agents

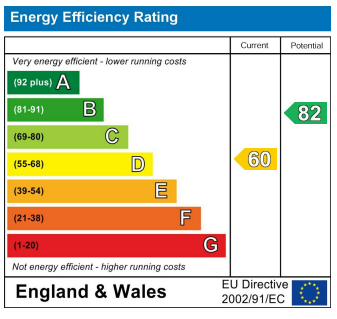
Working for you and with you

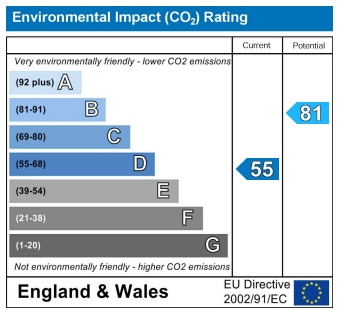
31 Brook Road
Whitstable, CT5 2QE

Ground Floor
Approx. 80.9 sq. metres (870.7 sq. feet)

First Floor
Approx. 72.4 sq. metres (778.9 sq. feet)

Total area: approx. 153.3 sq. metres (1649.6 sq. feet)





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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 constitue 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 applicances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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31 Brook Road
Whitstable, CT5 2QE

This impressive 4 bedroom home is situated in a cul-de-sac with nearby beaches and footpaths taking you to Swalecliffe Nature Reserve and Herne Bay in one direction or Tankerton and Whitstable in the other. Extended and enhanced by the current owners, a double storey extension to the side extensively increases the footprint of this house although more is on offer with the potential for a loft conversion subject to necessary planning permissions. On entering the house you are greeted by a spacious entrance hall, large open plan living, dining and kitchen area meeting the demands of modern day living for a functional and sociable space whilst retaining an all important separate sitting room. A conservatory has been added and is currently used as dining room. Upstairs there is a spacious master bedroom with en-suite, 3 further double bedrooms and a luxury bathroom. The garden surrounds three side of the property and has been divided into a low maintenance rear garden, fully enclosed and very useful secure parking and storage area with a workshop, small shed and double gates with further parking to the front.

All in all this is a fabulous opportunity to own a substantial house within close proximity to the seafront, local shops, regular bus services to nearby towns and Chestfield & Swalecliffe Railway Station.

£449,950

Entrance Hall
Upvc entrance door with frosted glazed panel and Upvc frosted window to side. Wood flooring. Attractive wood panelling. Stairs to first floor. Thermostat controlled central heating. Cupboard housing gas boiler, consumer unit and gas meter. Opening to lounge. Door to family room and door to kitchen.

Kitchen/Diner/Family Room
24' max x 21'6 max l shaped room (7.32m max x 6.55m max l shaped room)
Kitchen/Diner : Upvc double glazed window over looking the rear garden and Upvc double glazed door to rear garden. Matching range of wall, base and drawer units. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Belling range cooker with 6 gas rings and wok burner, two ovens, grill and warming drawer. Stainless steel sink unit with mixer taps. Island unit with cupboards, drawers below and breakfast bar. Exposed brick walls. Feature radiator. Wall mounted electric fire. Upvc double glazed French doors to conservatory. Wood flooring. Open to:-
Family Room : Upvc double glazed window to front. Radiator. TV point. Wood flooring.

Upvc Conservatory
9'11 x 8'1 (3.02m x 2.46m)
The conservatory is cavity brickwork to the lower elevation and Upvc double glazed windows above. Upvc double glazed French doors to rear garden. Polycarbonate roof. Laminate flooring. Exposed brick wall. Power points.

Lounge
20'1 x 11'9 (6.12m x 3.58m)
Upvc double glazed window to front and Upvc double glazed patio doors to rear garden. Radiator. Log burner and feature brick fireplace. TV point. Two wall light points. Wood flooring.

Landing
Single power point. Loft access.

Bedroom 1
20'2 max x 11'10 (6.15m max x 3.61m)
Dual aspect room. Upvc double glazed window to front with open views and Upvc double glazed windows to rear and side. Built-in ceiling height wardrobes with sliding mirror doors. TV point. Radiator. Door to en-suite.

En-suite Shower Room
6'9 max x 5'10 max (2.06m max x 1.78m max)
Upvc double glazed frosted window to rear. Suite comprising shower enclosure with mains shower unit, pedestal wash hand basin and closed coupled WC. Chrome heated towel rail. Partially tiled walls. Downlighters and extractor fan. Tile effect vinyl flooring.

Bedroom 2
14'2 max x 9'7 (4.32m max x 2.92m)
Upvc double glazed window to front. Built-in wardrobes. Airing cupboard with hot water cylinder and shelves. Rdiator.

Bedroom 3
10'10 x 9'9 (3.30m x 2.97m)
Upvc double glazed window to front with open views. Radiator

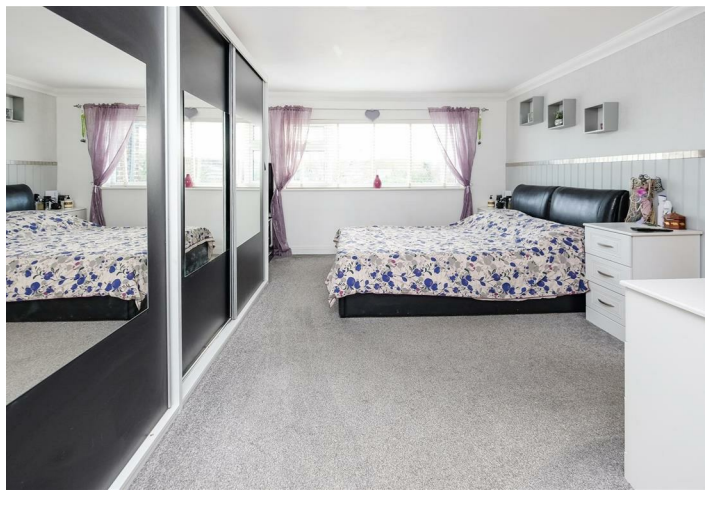
Bedroom 4
10' max x 7'8 max narrowing to 5'9 (3.05m max x 2.34m max narrowing to 1.75m)
Upvc double glazed window to rear. Radiator.

Bathroom
13'6 x 6'7 (4.11m x 2.01m)
Two Upvc double glazed windows to rear. Suite comprising large shower enclosure with mains shower unit and fixed rainwater shower head, free standing claw foot roll top bath with mixer taps and hand held shower attachment, pedestal wash hand basin and close coupled WC. Heated towel rail. Partially tiled walls. Downlighters. Tiled flooring.

Rear Garden
62'8 x 20' (19.10m x 6.10m)
Low maintenance mainly laid to block paving. Exterior tap and exterior lights. Decked seating area. Shed. Side garden (21'7 x 9'10) with pedestrian gate to enclosed courtyard.

Garden Room
15'8 x 11'2 (4.78m x 3.40m)

Enclosed Courtyard
41'10 x 20'7 max (12.75m x 6.27m max)
Enclosed with fencing and timber double gates to front. Timber workshop and small shed. Secure bin storage.

Front garden
Laid to block paving providing off road parking.

Location & Amenites
An array of local amenities are within easy reach including the picturesque seafront, Chestfield & Swalecliffe Railway Station and local shops (0.3 miles). Highly regarded Swalecliffe Primary School is approximately 0.4 miles with bus services to local towns almost on the doorstep. Vibrant Whitstable town (approximately 1.5 miles) offers a range of renowned restaurants, independent shops, boutiques and leisure facilities with the Cathedral City of Canterbury (7 miles) offering more extensive educational, shopping and leisure facilities. The A299 is easily accessible and provides a link to the A2 dual carriageway and M2 motorway.