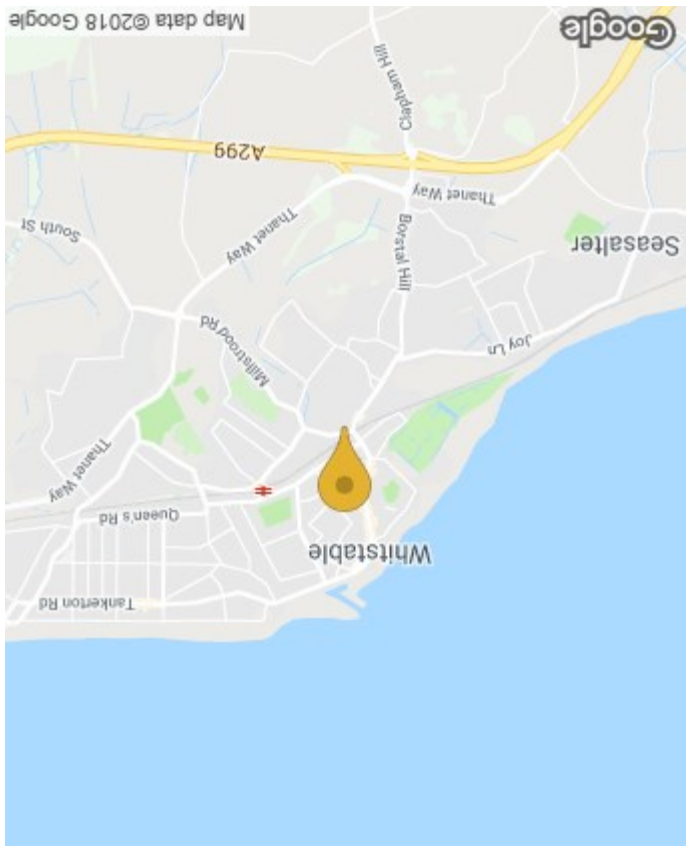

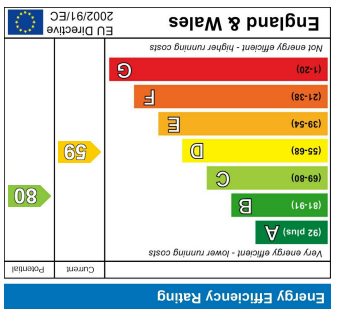

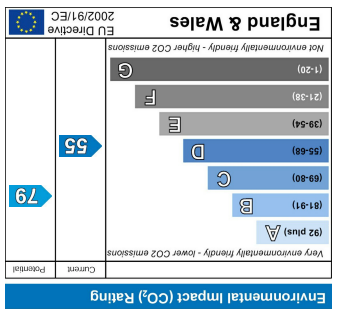

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Disclaimer: Fixtures and Fittings - items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not 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 fitting, 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.

MARK SMITH
Estate Agents

Working for you and with you

8 Swanfield Road
Whitstable, CT5 4HL

Draft Details. OUTSTANDING PERIOD PROPERTY IN THE HEART OF WHITSTABLE. The pleasure is all ours to offer for sale this stunning 2/3 bedroom terraced house located in a very popular area of Whitstable within walking distance of the local shops, bus routes and mainline station. Whitstable town centre and famous harbour are only a short walk away. The home is offered for sale in outstanding condition throughout and has the benefits of sash windows at the front, double glazing to the rear, gas central heating and no onward chain.
The good size living accommodation comprises of lounge, dining room, modern fitted kitchen and modern bathroom. Upstairs there are 3 bedrooms with bedroom 2 leading to bedroom 3 Outside there a enclosed courtyard garden. We have no hesitation in recommending early viewing.

£315,000

Lounge
13' 7" x 11' 5" (4.14m x 3.48m) Double glazed wooden entrance door. Sash bay window to front aspect with fitted blinds. Coved ceiling. Two radiators. Feature fireplace with tiled hearth. Power points. Wooden floor.

Inner Hall
Stairs to first floor. Door to Dining room. Wooden floor.

Dining Room
12' 6" x 11' 4" (3.81m x 3.45m) Half double glazed door to garden. Walk-in understairs storage cupboard. Radiator. Ornamental fireplace with tiled hearth. Power points. Wooden floor.

Kitchen
13' 2" x 6' 1" (4.01m x 1.85m) Double glazed window to side aspect. Inset sink unit with mixer tap. Range of matching wall and base units with wooden worktop surfaces. Space for cooker with extractor hood above. Space for fridge/freezer. Wall mounted Ideal central heating boiler. Integrated washing machine and dishwasher. Radiator. Power points. Tiled floor.

Bathroom
6' 10" x 6' 2" (2.08m x 1.88m) Frosted double glazed window to rear aspect. Modern white suite comprising bath with mains shower and screen. Fitted vanity unit with wash hand basin and low level WC. Display shelf. Spotlights to ceiling. Heated towel rail. Tiled floor.

Landing
Access to Bedroom 1 and 2.

Bedroom 1
12' x 11' 6" (3.66m x 3.51m) Sash window to front aspect. Built in storage cupboard. Radiator. Power points. Carpet.

Bedroom 2
12' x 11' 5" (3.66m x 3.48m) Sash window to rear aspect with fitted blinds. Radiator. Power points. Carpet.
Door to:

Bedroom 3
9' 6" x 6' 4" (2.90m x 1.93m) Double window to rear aspect with fitted blinds. Radiator. Power points. Carpet.

Rear Garden
(24 ft as an average x 15 ft) Low maintenance. Triangular in shape. Shingled area with shrubs.