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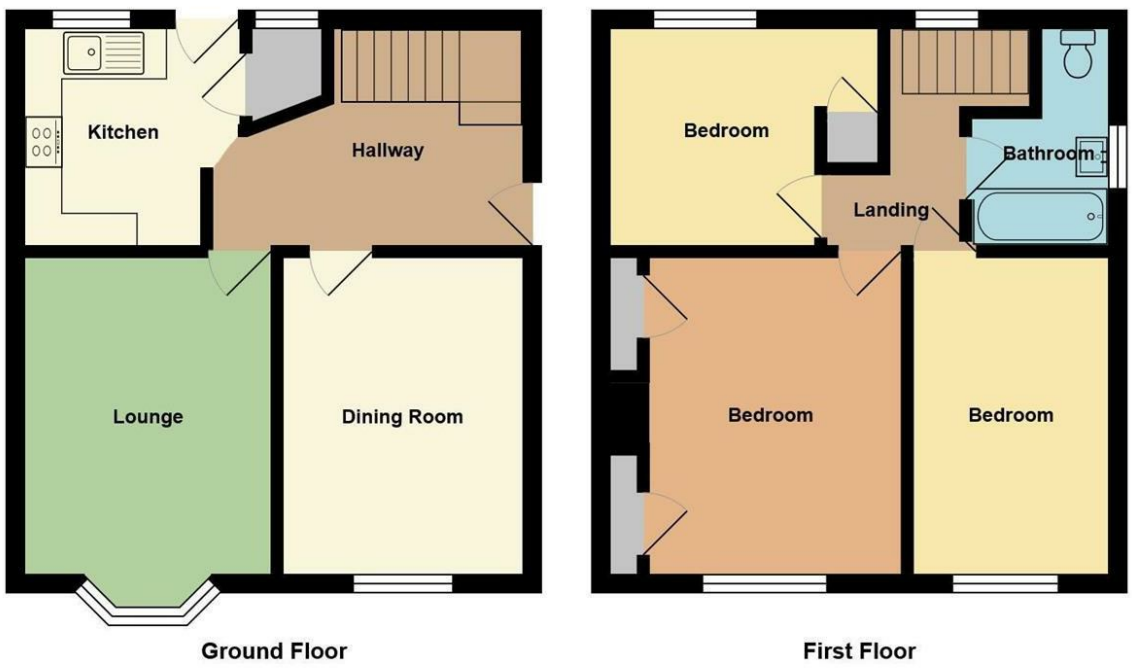
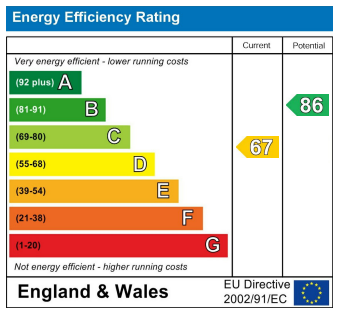
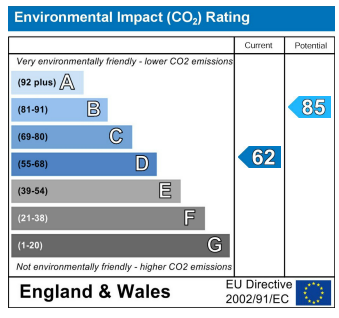
3 Sydney Road
Whitstable, CT5 4JX



The position and size of Doors, Windows and All Features, are approximate and for display purposes only
All Measurements are Approximate





90-92 High Street, Whitstable, Kent, CT5 1AZ T: 01227 272155 E: info@marksmithestateagents.co.uk W: www.marksmithestateagents.co.uk

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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3 Sydney Road
Whitstable, CT5 4JX

Situated in desirable Whitstable within walking distance of the picturesque seafront (less than a mile) and the vibrant town (0.5 miles), this semi detached house offers comfortable family accommodation comprising entrance hall, lounge and separate dining room, modern fitted kitchen with access to the rear garden and 3 bedrooms and a bathroom upstairs. A secluded 61ft garden is a blank canvas for a keen gardener or a fabulous children's playground. With parking in Whitstable at a premium there are two off road parking spaces at the front of the house. Whitstable is a quaint and charming coastal town offering an array of amenities including many independent restaurants, cafes and boutiques alongside a selection of well known high street names. Local schools are easily accessible with further educational facilities available in Canterbury (approx 8 miles). Regular bus services to local towns are nearby with Whitstable Railway Station approx 0.6 miles providing links to London Victoria and St Pancras. The A299 provides access to the A2/M2, channel ports and motorway network.

£299,950

Entrance Hall
13'2 max x 9'7 max (4.01m max x 2.92m max)
Upvc double glazed door to entrance hall. Radiator. Under-stairs storage cupboard. Power points. Laminate flooring. Stairs to first floor.

Kitchen
11' max x 8'6 (3.35m max x 2.59m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed door to rear garden. Range of matching wall, base and drawer units. Wood work surfaces with upstand and inset stainless steel sink unit. Built-in electric oven and 4 ring gas hob with extractor cooker hood above. Plumbing for washing machine. Space for fridge/freezer. Large larder with shelves and window to rear garden. Wall mounted gas boiler. Partially tiled walls. Power points. Vinyl flooring.

Lounge
14'5 into bay window x 11'8 (4.39m into bay window x 3.56m)
Upvc double glazed bay window to front. Fireplace (not used by the current vendors but we understand there is a gas supply in place) Radiator. TV point. Power points. Phone point. Two wall light points. Laminate flooring.

Dining Room
12'7 x 9'6 (3.84m x 2.90m)
Upvc double glazed window to front. Tiled fireplace (not used by the current vendor). Radiator. Power points. Phone point.

Landing
Upvc feature window overlooking the rear garden. Loft access to partially boarded loft with two power points. Thermostat control for central heating. Radiator.

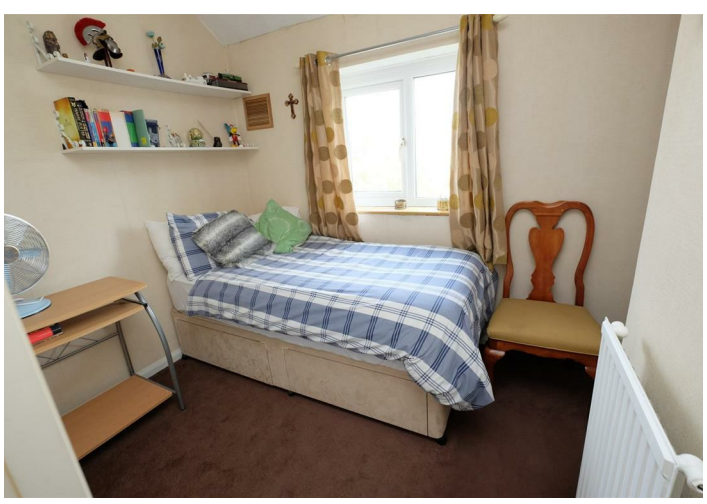
Bedroom 1
12'8 x 10'6 max (3.86m x 3.20m max)
Upvc double glazed window to front. Radiator. Built-in airing cupboard housing hot water cylinder and shelves. Second built-in cupboard with hanging rail and shelf. Wall mounted central heating controls. Power points.

Bedroom 2
12'8 x 9'6 (3.86m x 2.90m)
Upvc double glazed window to front. Built-in cupboard with shelves. Radiator. Power points.

Bedroom 3
11' max x 8'7 (3.35m max x 2.62m)
Upvc double glazed window to rear overlooking the garden. Built-in cupboard with shelf. Radiator. Power points.

Bathroom
8'6 x 5'7 - (2.59m x 1.70m -)
L-shaped bathroom - Upvc double glazed frosted window to side. White suite comprising bath with mixer tap and hand held shower attachment, wall mounted wash hand basin and low level WC. Partially tiled walls. Radiator. Vinyl Flooring.

Rear Garden
61'6 x 29'10 (18.75m x 9.09m)
Predominantly laid to lawn with established shrubs and trees. Pedestrian gate to driveway. Enclosed with fencing.

Shed
8'3 x 7'4 (2.51m x 2.24m)

Separate Outside WC
High level WC. Tap. Window to side. Tiled floor.