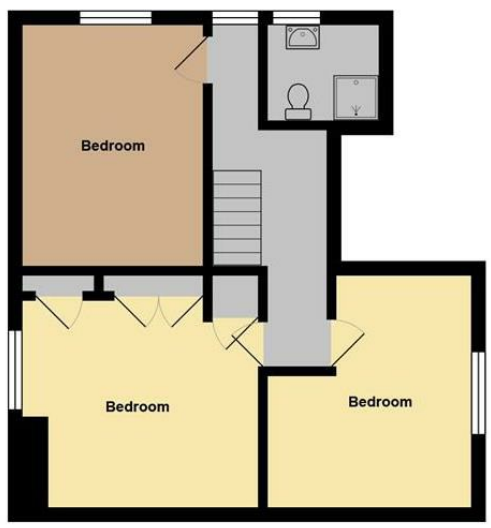
MARK SMITH Estate Agents

Working for you and with you

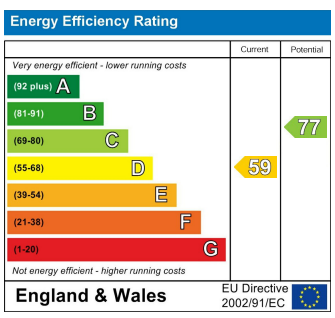
45 Argyle Road
Whitstable, CT5 1JR

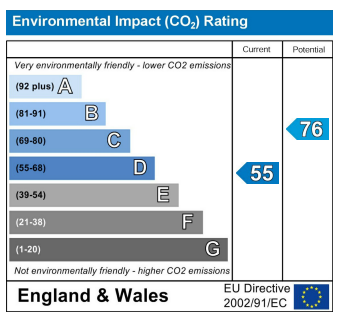
Ground Floor



First Floor

All measurements are approximate and for display purposes only





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.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
rightmove
PrimeLocation.com
Zoopla Smarter property search

45 Argyle Road
Whitstable, CT5 1JR

A RARE FIND IN DESIRABLE CENTRAL WHITSTABLE within a short walk of the vibrant high street, seafront and mainline railway station. We have great pleasure in offering for sale this charming and individual detached family home built circa 1920's and owned by the same family since 1956. This delightful home with light and spacious accommodation now requires some updating and redecoration and offers the perfect opportunity to create your dream home. Sitting on a plot measuring 88' x 60' with off road parking, a desirable asset for properties situated in the town centre. This is a unique opportunity to acquire a distinctive home with no onward chain.

Location & Amenities
Whitstable mainline railway station (0.4 miles) provides fast and frequent links to both London St Pancras & London Victoria. A frequent bus service to nearby Canterbury and Herne Bay is available in the High Street (0.1 miles). There are a good selection of local medical facilities including Estuary View Medical Centre with its minor injuries and minor ops units. Prospect Retail Park which includes a Marks and Spencer Foodhall is approximately 1.6 miles and major road links are accessible via the A299 which merges with the M2/A2.

£595,000

Entrance Porch
Half frosted glazed entrance door with windows to both sides. Quarry tiled floor.

Reception Hall
15' x 9'10 (4.57m x 3.00m)
Original partially glazed wooden entrance door. Double glazed window to front aspect. Coved ceiling. Radiator. Feature brick fireplace and hearth with open fire. Telephone point. Power points. Carpet. French doors to garden.

Lounge
20'02 x 12'04 (6.15m x 3.76m)
Double glazed bay window to front aspect. Coved ceiling. Feature tiled fireplace and hearth with open fire. Radiator. Power points. Carpet.

Inner Hallway
Stairs to first floor with under stairs storage cupboard. Radiator. Dado rail. Wall lights. Power points. Carpet.

Dining Room
12'04 x 10'10 (3.76m x 3.30m)
Double glazed window to side aspect. Radiator. Tiled fireplace and hearth with solid fuel fire. Fitted storage and drawer units. Power points. Carpet.

Kitchen
13'03 x 9'10 (4.04m x 3.00m)
Frosted double glazed window to rear aspect. Double drainer stainless steel sink unit. Range of wall and base units with ample worktop surfaces . Plumbing for washing machine and dishwasher. Space for cooker. Localised tiling. Wall mounted central heating boiler. Radiator. Original "Native Belle" range. Power points. Vinyl floor covering. Half frosted glazed door to garden.

Bathroom
9'03 x 5'09 (2.82m x 1.75m)
Two frosted double glazed windows to rear aspect. White suite comprising modern panelled bath with Mira shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail. Wall mounted electric heater. Vinyl floor covering.

Reception Room/Bedroom
13'10 x 13 (4.22m x 3.96m)
Double glazed window to side aspect. Double glazed window to rear aspect. Coved ceiling. Two radiators. Brick fireplace and hearth with open fire. Power points. Carpet.

First Floor Landing
Double glazed window to rear aspect. Access to loft space. Radiator. Dado rail. Power points. Carpet.

Bedroom
12'08 x 10'8 (3.86m x 3.25m)
Double glazed window to side aspect. Built-in triple wardrobe. Built-in airing cupboard. Radiator. Ornamental fireplace. Power points. Wooden floor.

Bedroom
12'05 x 12'02 (3.78m x 3.71m)
Double glazed window to side aspect. Radiator. Built-in double wardrobe. Ornamental fireplace. Walk-in eaves storage space. Power points. Carpet.

Bedroom
13 x 9'07 (3.96m x 2.92m)
Double glazed window to rear aspect. Velux window. Radiator. Power points. Carpet.

Shower Room
6'03 x 6'01 (1.91m x 1.85m)
Frosted double glazed window to rear aspect. Walk-in tiled shower cubicle with Mira shower. Fitted vanity unit with wash hand basin. Low level WC. Extractor fan. Spotlights to ceiling. Radiator. Vinyl floor covering.

Gardens & Overall Plot Size
88' x 60 (26.82m x 18.29m)
Well stocked and enchanting cottage-style gardens surround the house. A pedestrian wrought iron gate opens to a pathway leading to the front entrance with double wrought iron gates to the driveway and car port. Exterior power points, tap and light.

Location & Amenities