

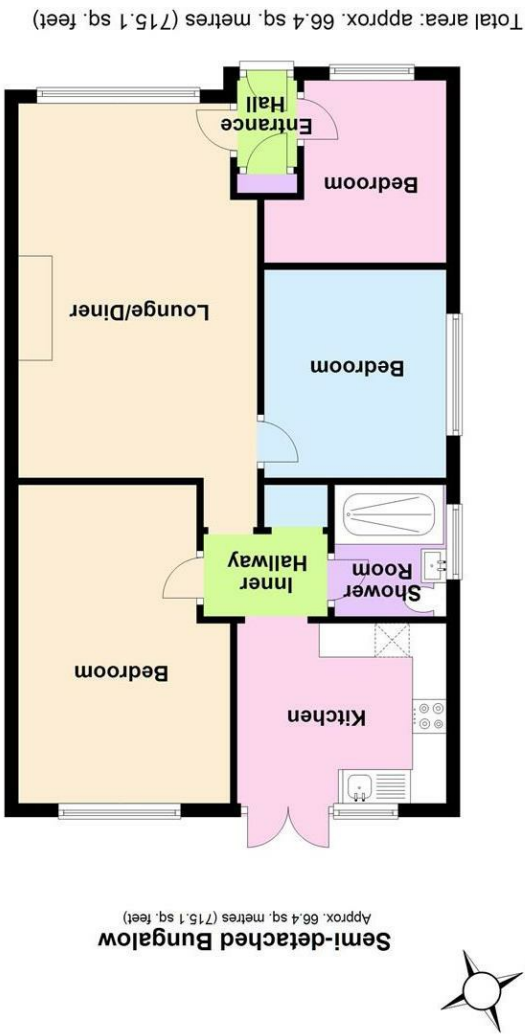
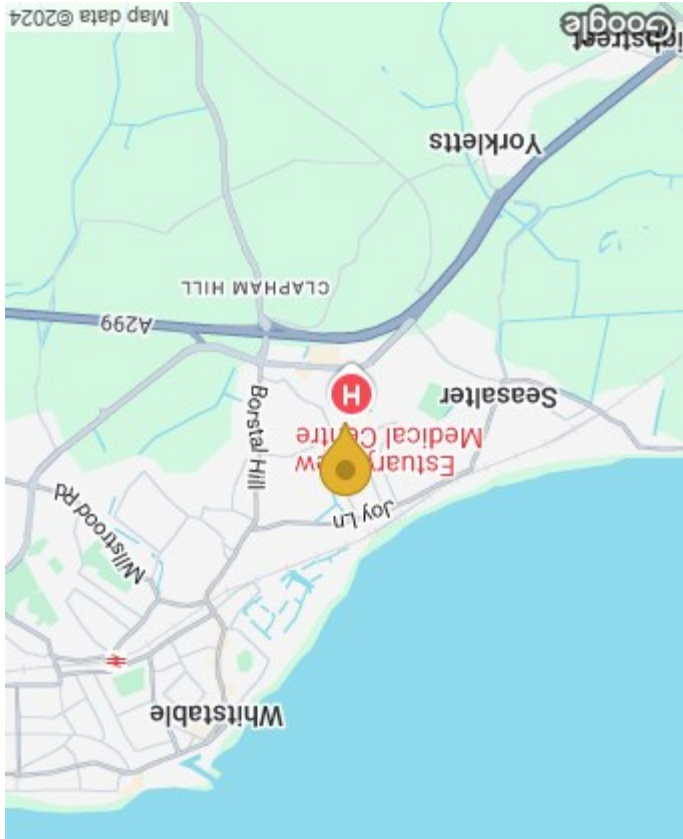


VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
(61-70)	(61-70)
(71-80)	(71-80)
(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(1-20)	(1-20)
(21-30)	(21-30)
(31-40)	(31-40)
(41-50)	(41-50)
(51-60)	(51-60)
(61-70)	(61-70)
(71-80)	(71-80)
(81-90)	(81-90)
(91-100)	(91-100)
(92 plus)	(92 plus)
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Current	Potential



48 Swallow Avenue
WHITSTABLE, CT5 4TW

Working for you and with you



48 Swallow Avenue
WHITSTABLE, CT5 4TW

Situated in a desirable residential area, this comfortable semi-detached bungalow offers versatile three bedroom accommodation and views of the sea from the front.

In good order throughout, the accommodation comprises two double and one single bedroom; the current owners have the second and third bedrooms set up as home offices, a spacious lounge/diner, modern kitchen with access to the rear garden and a smart contemporary shower room.

Predominantly laid to lawn with a paved patio area, the private rear garden is a pleasant setting to relax and enjoy a summer's day or entertain family and friends.

A block paved driveway to the front and side of the bungalow provides off road parking for several cars and completes this home.

This is a super opportunity to acquire a home located in Whitstable, a thriving and charming coastal town with a varied array of interesting and individual retailers, restaurants and cafes.

£375,000



Entrance Hall

Upvc double glazed entrance door. Cloaks cupboard. Laminate flooring.

Lounge/Diner

18'3 x 11'8 (5.56m x 3.56m)
Large Upvc double glazed picture window to the front with limited views of the sea. Two radiators (one is a feature vertical radiator). TV point. Telephone point. Painted brickwork and open fireplace. Laminate flooring.

Inner Hallway

Built-in cupboard housing fridge/freezer. Central heating controls. Power point. Laminate flooring.

Kitchen

10'1 x 8'8 (3.07m x 2.64m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed French doors to the rear garden. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit and mixer tap. Combination of tiled and glass splashbacks. Space for freestanding gas cooker. Space and plumbing for washing machine. Vertical radiator.

Bedroom 1

15'1 x 10'2 narr to 8'7 (4.60m x 3.10m narr to 2.62m)
Upvc double glazed window overlooking the rear garden. Radiator. Power points. Laminate flooring.

Bedroom 2

9'7 x 8'8 (2.92m x 2.64m)
Upvc double glazed window to the side. Radiator. Wall mounted cupboard housing the consumer unit. Access via fitted loft ladder to loft space with light. Laminate flooring.

Bedroom 3

8'9 x 8'8 (2.67m x 2.64m)
Upvc double glazed window to the front with limited views of the sea. Radiator. Power points. Laminate flooring.

Shower Room

6'3 x 5'4 (1.91m x 1.63m)
Upvc double glazed frosted window to the side. Suite comprising large walk in shower with glass screen,

mains operated shower unit, fixed shower head and hand held shower attachment, wash hand basin with mixer tap in vanity unit with cupboard below and concealed cistern WC. Vertical radiator. Fully tiled walls. Tiled floor.

Rear Garden

33'8 x 30'7 (10.26m x 9.32m)
Predominantly laid to lawn with paved patio seating area. Established planting. Shed. External light. Pedestrian side gate leading to the driveway.

Front Garden

Lawn area with established planted bed. Ornamental cherry tree. External light.

Driveway

50'6 x 10'8 narr to 8'5 (15.39m x 3.25m narr to 2.57m)
Block paved driveway providing off road parking for several cars.

Tenure & Council Tax Band

Tenure : Freehold

Council Tax Band : C

Location & Amenities

The picturesque seafront (Seasalter) is closeby (0.7 miles on foot) together with the popular pub and restaurant 'The Rose in Bloom' (0.5 miles on foot) with Seasalter Post Office & convenience store 0.7 miles on foot (approx 12 minutes).

Excellent medical facilities are available at Estuary View Medical Centre (1.2 miles) together with Prospect Retail Park.

Vibrant Whitstable, approximately 1.3 miles, offers an array of well known restaurants, interesting boutiques and artisan shops. More extensive shopping facilities are available in Canterbury approximately 7 miles.

Whitstable mainline railway station (1.7 miles) provides frequent services to London, approximately 90 mins with major road links easily accessible via the A299.

