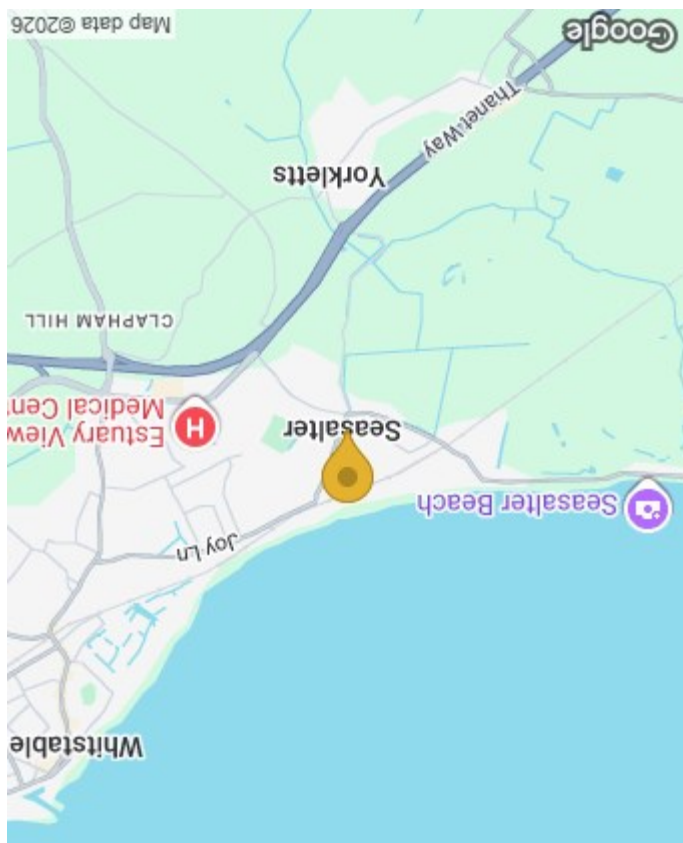




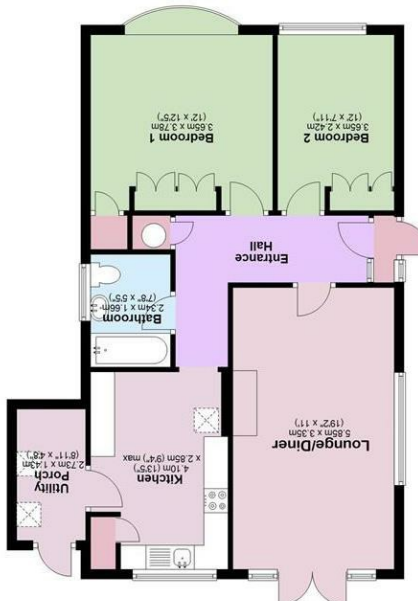
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
(1-20)	A
(21-30)	B
(31-40)	C
(41-50)	D
(51-60)	E
(61-70)	F
(71-80)	G

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Total area: approx. 74.4 sq. metres (801.2 sq. feet)



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1a Kimberley Grove  
Seasalter, Whitstable, CT5 4AY



Working for you and with you

## 1a Kimberley Grove Seasalter, Whitstable, CT5 4AY

### APPEALING CHAIN FREE SALE

In good order throughout, this detached bungalow is situated in Seasalter approximately half a mile (on foot) from the picturesque seafront and coastal walks and 100 yards (91metres) from the nearest convenience store.

The well-proportioned accommodation includes an enclosed entrance porch leading to a central hallway, a bright and comfortable lounge/diner with direct access to the rear garden, two double bedrooms, a well-fitted kitchen with ample storage, useful utility porch, and a family bathroom.

A southerly facing rear garden benefits from natural sunlight throughout the day and offers scope for landscaping to suit individual tastes, whether for outdoor dining, relaxing or creating a personal garden haven.

The property also benefits from a detached garage, with convenient pedestrian access from the garden and vehicular access to the rear of the bungalow.

This is an excellent opportunity to acquire a home in a charming and flourishing coastal town.

## £362,000



#### Enclosed Entrance Porch

Upvc double glazed entrance door to the porch and Upvc double glazed door to the entrance hall. Light. Tiled floor.

#### L-Shaped Entrance Hall

Built-in cupboard housing gas boiler, hot water cylinder and central heating controls. Radiator. Double power point. Telephone point. Thermostat control for central heating. Loft access. Laminate flooring.

#### Lounge/Diner

19'2 x 11' (5.84m x 3.35m)

High level Upvc double glazed window to the side. Upvc double glazed French doors with full height Upvc double glazed windows to either side to the rear garden. Feature fireplace with gas fire. Radiator with decorative cover. TV aerial. Laminate flooring.

#### Kitchen

13'5 x 9'4 max (4.09m x 2.84m max )

Upvc double glazed window overlooking the rear garden. Range of matching wall, base and drawer units. Worktop with tiled backsplash, inset sink, drainer and mixer tap. Built-in pantry cupboard with shelves and gas meter. Free standing slot in gas oven, grill and 4 ring hob with cooker hood above. Space for fridge/freezer. Tiled floor. Door to the utility porch.

#### Utility Porch

8'11 x 4'8 (2.72m x 1.42m)

Space and plumbing for washing machine and space for tumble dryer. Handy countertop. Radiator. Tiled floor. Upvc double glazed door to the rear garden.

#### Bedroom 1

12'5 x 12 (3.78m x 3.66m)

Upvc double glazed bow window to the front with wide sill. Built-in cupboard with shelves and consumer unit. Radiator.

#### Bedroom 2

12' x 7'11 (3.66m x 2.41m)

Upvc double glazed window to the front. Built-in wardrobe. Radiator.

#### Bathroom

7'8 x 5'5 (2.34m x 1.65m)

Upvc double glazed obscure window to the side. Suite comprising walk-in bath with electric shower over (we understand the electric shower was replaced in April 2025) and curtain rail above, pedestal wash hand basin and close coupled WC. Radiator. Tiled walls. Vinyl flooring.

#### Garage

16'5 max x 8'4 max (5.00m max x 2.54m max )

Up and over door to the front and personal door from the rear garden. Power and light.

#### Rear Garden

Predominantly laid to lawn and decking. Shingle borders with some established planting. External tap and lights. Concrete pathways. and pedestrian gate to the front.

#### Front Garden

Shingle borders and frontage. Concrete pathways. Enclosed with fencing and wrought iron double gates.

#### Tenure

This property is Freehold.

#### Council Tax

Band D: £2,303.25 2025/26

(we suggest interested parties make their own investigations)

#### Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

#### Further Information

Please be aware the seller does not live at this property and may not therefore be able to verify any property particulars or material information related to this property.

#### Adaptions

There are no adaptions to this property.

#### Location & Lifestyle Amenities

Seasalter Beach is just a short walk away (0.6 miles / 10–12 minutes), along with The Oyster Pearl (0.5 miles) and the popular pub and restaurant The Rose in Bloom (0.7 miles), which offers lovely sea views.

A range of local amenities are within easy reach in Faversham Road; bus services, the Co-op store, Tyrrell & Jones chemist and Joy Lane store and Post Office.

Estuary View Medical Centre with its urgent treatment centre and minor injury unit together with Prospect Retail Park, a modern and convenient out-of-town shopping destination offering a good mix of well-known high-street stores and everyday essentials, approximately a mile.

The fashionable and flourishing seaside town of Whitstable, around 1.5 miles, offers an excellent choice of independent retailers, restaurants, artisan shops, and characterful boutiques.

Major road links are easily accessible via the A299, providing convenient connections along the north Kent coast and beyond, while the nearest ferry port at Dover offers straightforward cross-Channel travel.

