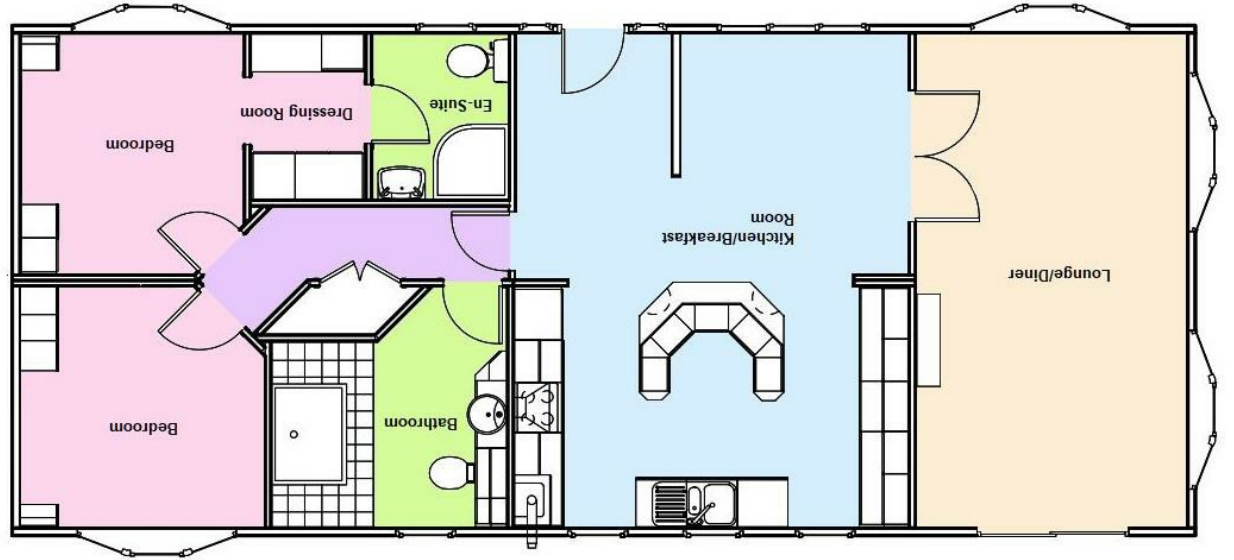




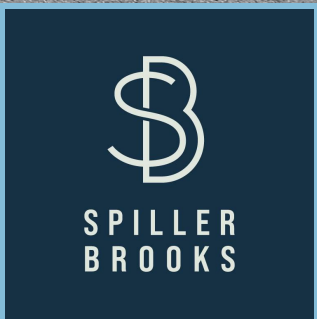
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92 plus)
Very energy efficient - lower running costs	B (81-91)
Energy efficient - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - lower running costs	E (39-54)
Decent energy efficiency - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Very environmentally friendly - lower CO2 emissions	B (81-91)
Environmentally friendly - lower CO2 emissions	C (69-80)
Environmentally friendly - lower CO2 emissions	D (55-68)
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33 Beach Court Faversham Road
Seasalter, Whitstable, CT5 4FE



Working for you and with you

33 Beach Court Faversham Road Whitstable, CT5 4FE

A superb 2 bedroom contemporary property – extremely stylish throughout this attractive home is situated on the periphery of thriving Whitstable and offers you a wonderful opportunity to enjoy and embrace a coastal lifestyle.

This 44' x 20' Stately Albion Chatsworth Platinum Contemporary home is absolutely pristine and comprises lounge/diner, kitchen/breakfast room with integrated appliances and an impressive curved breakfast bar, luxury four piece white bathroom, 2 double bedrooms with an en-suite shower room to the principal bedroom. Attention to detail is also evident outside with a neat wrap around garden and all important storage shed. The appeal of this home is enhanced with the provision of parking adjacent to the property.

Offering low maintenance, comfortable and spacious living for the over 50's, Beach Court is a fully residential gated site benefiting from an excellent location adjacent to Seasalter Beach.

From the site there are fabulous views and beautiful sunsets across the Swale Estuary; the shingle beach can be reached on foot via a private gate where you can stroll along the picturesque coastal path to Whitstable.

£255,000



Entrance Lobby

Upvc half glazed entrance door. Radiator. Wood effect laminate floor.

Kitchen/Breakfast Room

19'4 x 14'1 (5.89m x 4.29m)

Vaulted ceiling with spotlights. Upvc double glazed full height window to front and full height double glazed window to rear. Range of wall, base, drawer and glass display units with under unit lighting, cabinet lighting and fully integrated appliances :- washing machine, vented tumble dryer, wine cooler, fridge freezer, dishwasher, electric oven, oven with grill, microwave/oven/grill. Four ring gas hob with stainless steel extractor hood. Stainless steel sink and drainer mixer tap with pull out spray. Cupboard housing Worcester Bosch combination central heating boiler (Installed 2018 - 4 years remaining on warranty) Curved breakfast bar with cupboards under. Upvc fully glazed door to garden and Upvc window to rear. Two radiators. Wood effect laminate flooring.

Lounge/Diner

19'4 11'1 (5.89m 3.38m)

Vaulted ceiling with spotlights. Two Upvc double glazed bow windows to front. Upvc double glazed French doors to the balcony with attractive iron railings providing a pleasant seating area. Two radiators. Feature fire surround with pebble effect remote controlled electric fire.

Internal Hallway

Loft access. Coat cupboard housing electric consumer unit.

Principal Bedroom

9'5 x 8'6 (2.87m x 2.59m)

Upvc double glazed full height window to front. Matching range of fitted wardrobes, bedside drawers and overhead storage. TV aerial point. Dressing area with triple wardrobe and double wardrobe with mirrored doors. Radiator. Door to:-

En-Suite Shower Room

5'6 x 6'5 (1.68m x 1.96m)

Upvc double glazed frosted window. Suite comprising quadrant shower enclosure with sliding doors and mains fed shower unit, floor standing vanity unit with ceramic hand basin and close coupled WC. Mirror with overhead spotlight. Shaver point. Radiator. Fully tiled walls and floor.

Bedroom 2

9'5 x 7'6 (2.87m x 2.29m)

Upvc double glazed window. Fitted single wardrobe with matching bedside drawers and overhead storage. Spotlights. Radiator.

Bathroom

9'4 x 8'8 (2.84m x 2.64m)

Upvc frosted double glazed window. Suite comprising large shower enclosure with mains fed rainwater shower head and hand held shower attachment, combination vanity unit with ceramic basin, bidet and concealed cistern WC. Additional matching wall mounted cupboards. Shaver socket. Chrome heated towel rail. Radiator. Spotlights. Fully tiled walls and floors.

Garden

Wrap around garden mainly laid to lawn with shrubbery. Patio area and path to shed. Outside tap and electric socket.

Driveway

Block paved driveway for 2 medium size cars.

Location & Amenities

There is a convenience store nearby in Faversham Road (0.6 miles) and bus services to Whitstable, Herne Bay and Faversham are available in Faversham Road.

Estuary View Medical Centre/Minor Injury Unit and Pharmacy is approximately 1.2 miles with Prospect Retail Park (Aldi, Marks & Spencer Foodhall, Home Bargains, Halfords and Pets at Home (1.3 miles)). Tesco Superstore is 2.8 miles. The A299 provides easy access to the A2/M2.

The heritage town of Whitstable offers an array of amenities including renowned restaurants, cafes, individual boutiques and water sports facilities. Away from the high street quaint little streets with their fisherman's cottages lead to the pebble beach with its stunning sunsets. Whitstable mainline railway station provides fast and frequent links to both London St Pancras & London Victoria. The market town of Faversham is a short drive or bus ride away.

Agent's Note

Ground Rent : £326.04 per calendar month (pro rata)

Water Rates: £75 per quarter

A cat or dog is permitted

Council Tax

Band A - £1233.31 for the year 2020/21

