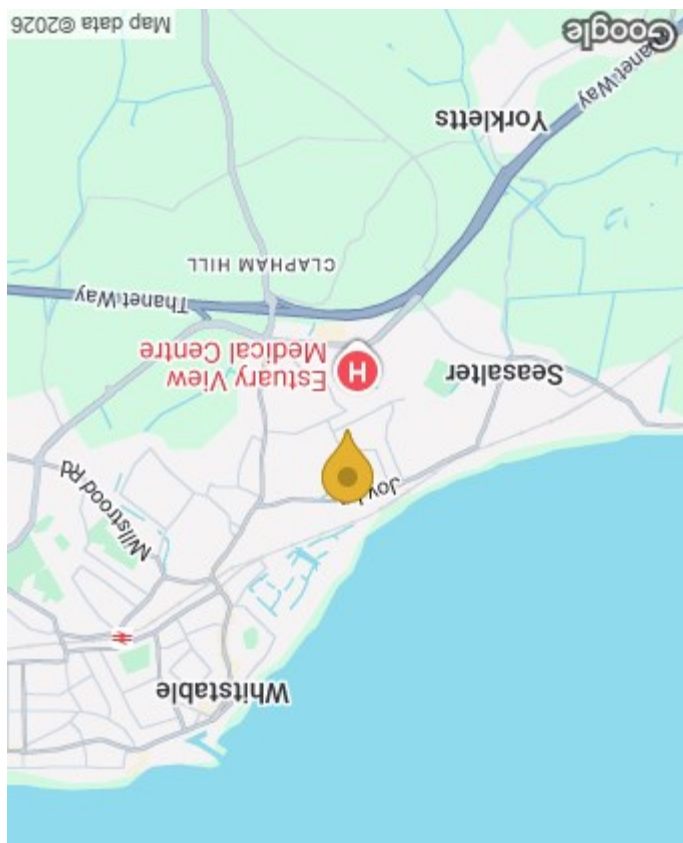




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(92 plus)
Very energy efficient - lower CO <sub>2</sub> emissions	(91-91)
Energy efficient - lower CO <sub>2</sub> emissions	(81-81)
Energy efficient - lower CO <sub>2</sub> emissions	(71-81)
Energy efficient - lower CO <sub>2</sub> emissions	(61-81)
Energy efficient - lower CO <sub>2</sub> emissions	(51-81)
Energy efficient - lower CO <sub>2</sub> emissions	(41-81)
Energy efficient - lower CO <sub>2</sub> emissions	(31-81)
Energy efficient - lower CO <sub>2</sub> emissions	(21-81)
Energy efficient - lower CO <sub>2</sub> emissions	(11-81)
Energy efficient - lower CO <sub>2</sub> emissions	(01-81)
Energy efficient - lower CO <sub>2</sub> emissions	(-01-81)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A)
Energy efficient - lower running costs	(B)
Energy efficient - lower running costs	(C)
Energy efficient - lower running costs	(D)
Energy efficient - lower running costs	(E)
Energy efficient - lower running costs	(F)
Energy efficient - lower running costs	(G)
Energy efficient - lower running costs	(H)
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Energy efficient - lower running costs	(J)
Energy efficient - lower running costs	(K)
Energy efficient - lower running costs	(L)
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Energy efficient - lower running costs	(P)
Energy efficient - lower running costs	(Q)
Energy efficient - lower running costs	(R)
Energy efficient - lower running costs	(S)
Energy efficient - lower running costs	(T)
Energy efficient - lower running costs	(U)
Energy efficient - lower running costs	(V)
Energy efficient - lower running costs	(W)
Energy efficient - lower running costs	(X)
Energy efficient - lower running costs	(Y)
Energy efficient - lower running costs	(Z)



Total area: approx. 69.4 sq. metres (747.3 sq. feet)



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12 Sandpiper Road  
Whitstable, CT5 4DP



Working for you and with you

**12 Sandpiper Road  
Whitstable, CT5 4DP**

INSPIRING AND SPECTACULAR PANORAMIC VIEWS OVER THE WHITSTABLE LANDSCAPE TO THE SEA AND BEYOND

Offered for sale chain free and set in a highly sought-after elevated position, this two-bedroom bungalow provides well proportioned accommodation in a desirable coastal setting.

The spacious conservatory and kitchen both offer stunning sea views; perfect vantage points from which to admire the ever-changing and captivating vista.

The gardens present a wonderful opportunity for a new owner to personalise and enhance the outdoor space to complement the remarkable surroundings.

A carport to the side of the property offers practical weather protection, while the driveway provides convenient off-street parking.

This delightful home represents a fantastic opportunity to embrace the benefits and lifestyle of coastal living, with breathtaking views as its constant backdrop.

**£369,950**



**Entrance Hall**

Upvc double glazed entrance door. Telephone point. Double power point. Thermostatic control for central heating. Loft access via a fitted ladder. The boiler is located in the loft. Laminate flooring.

**Sitting Room**

15'1 x 10'2 (4.60m x 3.10m)

Upvc double glazed patio doors to the conservatory. Radiator. Modern electric fire. Television point.

**Upvc Conservatory**

19' x 9'10 (5.79m x 3.00m)

Panoramic sea views. Upvc double glazed construction with opening fan light windows and Upvc double glazed French doors to the rear garden. Obscure polycarbonate roof. Radiator. Inset lights. Laminate flooring.

**Kitchen**

11'10 x 10'2 (3.61m x 3.10m)

Upvc double glazed windows both with sea views. Upvc double glazed door to the side providing access to the rear garden and driveway. Matching range of wall, base and drawer units. Space for slot-in electric oven with extractor above. Worktop with inset 1½ bowl stainless steel sink unit and mixer tap. Breakfast bar. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted cupboard housing consumer unit. Base cupboard housing gas meter. Wall mounted central heating controls. Localised tiling. Inset downlighters. Tiled floor.

**Bedroom 1**

12'6 x 10'3 (3.81m x 3.12m)

Upvc double glazed window to the front. Radiator. Range of built-in furniture including bedside tables, drawer units, over bed units and double wardrobe. Two single wardrobes.

**Bedroom 2**

8'11 x 8'1 (2.72m x 2.46m)

Upvc double glazed window to the front. Radiator. Built-in furniture including two single wardrobes and over bed units.

**Wet Room**

Upvc double glazed obscure window to the side. Suite comprising wall mounted shower head, electric shower unit, curtain and rail, wall mounted vanity unit with wash hand basin and drawers below and close coupled WC. Chrome heated towel rail. Fully tiled walls. Inset downlighters. Non-slip flooring.

**Rear Garden**

Pedestrian gated access from the driveway. Shed situated under the carport and within easy access of the kitchen door. External tap. Steps and slope to the rear garden. Decked area. Small lawn area. Established planting. Further storage shed.

**Front Garden**

Laid to shingle with established planting. Block paved driveway. Carport. Exterior light.

**Tenure**

This property is Freehold

**Council Tax Band**

Band C: £2,047.33 2025/26

We suggest interested parties make their own investigations.

**Adaptions**

There are no adaptions to this property.

**Dimensions & Floorplans**

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.

**Location & Amenities**

There is a general store and post office in Joy Lane (0.5 miles) and the popular Rose in Bloom restaurant and public house (0.4 miles) approximately 7-9 minutes on foot.

The beach (0.5 miles) with coastal walks into Whitstable.

Estuary View Medical Centre (1.1 miles) & Prospect Retail Park (0.9 Miles).

Whitstable Railway Station (1.5 miles) with services to London Victoria, London Bridge and London St Pancras.

The Cathedral City of Canterbury with more extensive shopping facilities (6.4 miles).

The A299 is easily accessible and provides a link to the A2/M2.

