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Asking price of £345,000

Brooklands View, Grasmere Road, Whitstable, CT5



- 4 Bedroom detached house
- Stone Built
- 4 good sized bedrooms
- Immaculate condition
- Close 2 supermarkets with easy access
- Near Cricket Club
- Near Golf Club
- Near Sea Front

A superb 4 Bedroom detached stone built residence situated on a large corner plot amidst delightful gardens in South Tankerton to the east of Whitstable. The property which is in immaculate condition throughout offers well planned and spacious accommodation and comprises; lounge dining room, breakfast kitchen, ground floor cloakroom, 4 good sized bedrooms, fully tiled family bathroom with shower, double garage.

The property further benefits from oil fired central heating, immaculate decor and large well stocked gardens to 4 sides, enclosed patio area to rear.

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Brooklands View, Grasmere Road, Whitstable, CT5

GROUND FLOOR

Via a panelled entrance door with glazed panels to either side into a spacious hallway with panelled doors

Entrance Hall

Via a panelled entrance door with glazed panels to either side into a spacious.

Lounge 23'5" x 12'0"

To the front and having a feature

Dining Room 32'10" x 19'8"

Breakfast Kitchen 15'11" x 10'9"

To the rear and comprising

Cloakroom

Comprising a modern coloured suite of pedestal

ON FIRST FLOOR

Stairs/Landing

Galleried landing with doors off to the bedrooms and bathroom

Bathroom 9'10" x 9'10"

Nicely sized family bathroom with Power Shower in bath. Wash basin and low wc. Tiled throughout. Heated towel rail.

Master Bedroom 11'8" x 11'3"

To the front with georgian style windows to the front.

Garden 70'0" x 20'0"

A long and well kept garden. Laid to lawn of the most part with patio area.



Viewing
By appointment with
Demo Agent 1

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Directions

Grasmere Road is a logn road with two parts to it. The first part into the Chestfield area and the other South Tankerton. Proceed on the A299 to Whistable and donw the Thanet Way. turn up South Street, and left onto Victoria Street. Left again and you can see the who next to two big fields.

Location

The Whitstable area is well known for London visitors taking advantage of the old town and famous sea food restaurants. Of course they all have Oysters. The yearly oyster festival is a constant reminder of the traditions of the famous sea side town.

Parking

Parking is provided by the open drive with room for 2 cars. A single garage. Off street parking is also available in this light residential area.

Demo Agent 1

11 Grasmere Road, South Tankerton, Whitstable, Kent, CT1 1EU

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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DEMO AGENT 1 NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations available on request. All loans secured on property. Life assurance is usually required.