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90-92 High Street, Whitstable, Kent, CT5 1AZ T: 01227 272155 E: info@marksmithestateagents.co.uk W: www.marksmithestateagents.co.uk

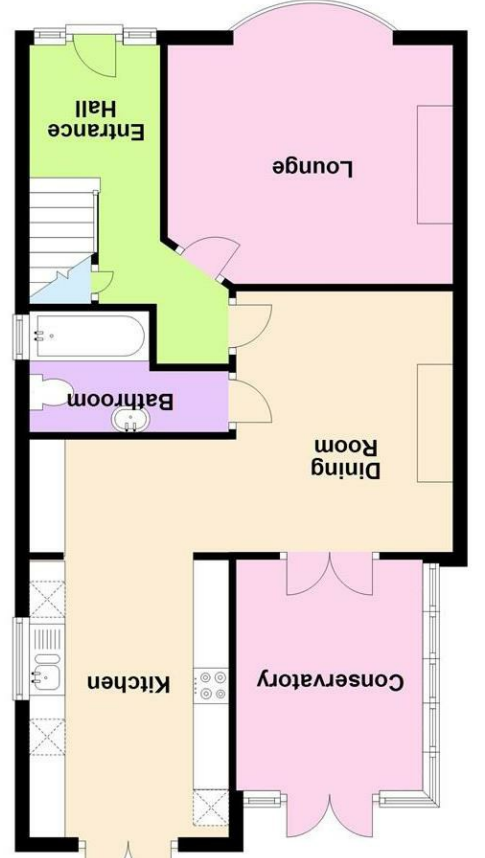
| England & Wales | |
|--|---------|
| EU Directive 2002/91/EC | Current |
| Very energy efficient - lower CO2 emissions (A) | (81-91) |
| Energy efficient (B) | (69-80) |
| Decent (C) | (55-68) |
| Below average (D) | (39-54) |
| Average (E) | (21-38) |
| Below average (F) | (1-20) |
| Very energy inefficient - higher CO2 emissions (G) | (1-20) |



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First Floor
Approx. 54.0 sq. metres (581.6 sq. feet)



Ground Floor
Approx. 62.9 sq. metres (677.3 sq. feet)

Total area: approx. 117.0 sq. metres (1258.9 sq. feet)



111 Cromwell Road
Whitstable, CT5 1NL



Working for you and with you

111 Cromwell Road Whitstable, CT5 1NL

This distinctive 1930's home is situated in the heart of Whitstable, within a few minutes' walk of the vibrant high street with its fashionable eateries and independent boutiques; the pebble beach with its picturesque coastline can also be reached on foot.

The accommodation has been extended to provide a spacious home comprising entrance hall, lounge to the front, dining room opening to the kitchen with French doors to the rear garden, conservatory and bathroom on the ground floor with four good size bedrooms and a shower room upstairs.

A mature rear garden benefits from an established grapevine giving dappled shade on a summer's day.

The finishing flourish is off road parking, a highly desirable asset in a town centre property.

An ideal home for those of you seeking the benefits of a coastal lifestyle with the convenience of amenities close to hand, including the mainline railway station 0.2 miles.

£489,950



Entrance Hall

Canopy over painted wooden entrance door with leaded light windows to either side. Cupboard housing electric meter and consumer unit. Under-stairs storage cupboard housing gas meter. Telephone point. Partially panelled walls. Stairs to the first floor. Laminate flooring.

Lounge

13' x 12'10 into bay (3.96m x 3.91m into bay)
Upvc double glazed bay window to the front. Built-in cupboard and further built-in corner cupboard. Chimney with exposed brickwork and open fireplace (currently not used). Radiator. TV point. Two wall light points. Exposed floorboards.

Dining Room

12' x 10' max (3.66m x 3.05m max)
Upvc double glazed French doors to the conservatory. Brick fireplace with timber mantle housing log burning stove. Radiator. Door to the bathroom. Opening to the kitchen. Exposed and painted floorboards.

Kitchen

18'4 x 9'4 (5.59m x 2.84m)
Upvc double glazed French doors to the rear garden and Upvc double glazed window to the side. Matching range of wall and base units. Laminate worktop with inset 1½ bowl sink unit with mixer tap. Gas hob with single oven below and extractor hood above. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Full height cupboard and cupboard housing Vaillant Combination gas boiler. Partially tiled walls. Tiled floor.

Conservatory

10'7 x 8'3 (3.23m x 2.51m)
Brickwork to the lower elevation with timber double glazed windows above and French doors to the rear garden. Power points.

Bathroom

8'11 max x 5'6 max (2.72m max x 1.68m max)
Upvc double glazed frosted window to the side. Suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Heated towel rail. Extractor fan. Partially tiled walls. Tiled floor.

Landing

Leaded light window overlooking the stairwell. Loft access. Single power point. Partially panelled walls. Exposed painted floorboards.

Bedroom 1

16'5 x 9'2 (5.00m x 2.79m)
Upvc double glazed window to the rear overlooking the garden. Vaulted ceiling with Velux window. Four wall light points. Radiator. Laminate flooring.

Bedroom 2

13'6 into bay x 12' max (4.11m into bay x 3.66m max)
Upvc double glazed bay window to the front. Radiator. Exposed painted floorboards.

Bedroom 3

12'1 x 10' (3.68m x 3.05m)
Upvc double glazed window to the rear overlooking the garden. Built-in wardrobe. Radiator. Exposed painted floorboards.

Bedroom 4

7'10 x 7' (2.39m x 2.13m)
Upvc double glazed window to the front. Radiator. Exposed painted floorboards.

Shower Room

5'11 x 4'12 (1.80m x 1.22m)
Suite comprising corner shower enclosure with mains operated shower, pedestal wash hand basin and close coupled WC. Extractor fan. Tiled walls and tiled floor.

Rear Garden

41'2 x 23'10 (12.55m x 7.26m)
Predominantly laid to lawn with established planted borders. Block paved patio. Timber shed. Pergola with mature grapevine over. Exterior tap. Gated pedestrian access to the front.

Front Garden

A combination of block paving and white gravel. Established planting. Partially enclosed with a brickwall and mature hedging.

Location & Amenities

Conveniently situated close to local amenities, schools, shops and Whitstable mainline railway station (0.2 miles) with frequent services to London Victoria (approx 80 minutes). The High Street offers a variety of shops, individual boutiques, cafés, bars and popular restaurants specialising in local seafood. The A299, merging with the A2/M2, is easily accessible.

