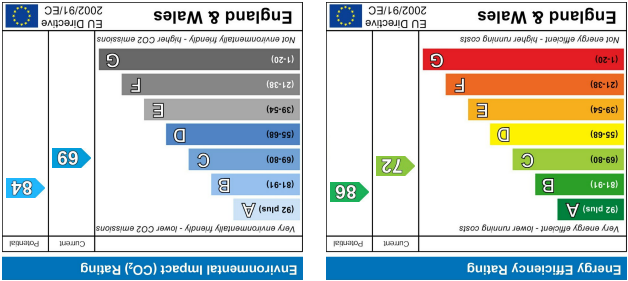


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



miles & barr
YOUR PROPERTY AGENT

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The Property Ombudsman

Relocation network

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43 TOWER VIEW
CHARTHAM

OFFERS OVER £250,000

- Fantastic Family Home
- Three Bedrooms & Three Bathrooms
- Secure Gated Parking
- Communal Garden, Gym & Conservatory
- Desirable Town House Style
- Popular Village location
- Viewing Recommended

ABOUT

Secure Gated Parking | Ideal Family Home | Communal Garden and Gym | Desirable Village Location |

Miles and Barr are delighted to offer to the market this three bedroom townhouse situated in the village of Chartham. Set within the highly desirable St Augustine's development, this would make a perfect family home. The property overlooks the lovely communal gardens and also benefits from a secure gated garage with driveway parking to the rear. The ground floor accommodation includes the well equipped kitchen/diner with doors onto the garden, an integral garage and cloakroom. To the first floor you will find the lounge which benefits from a Juliette balcony, second bedroom and a shower room. To the second floor are the master bedroom benefiting from an en-suite shower room, the family bathroom and another bedroom. The property also benefits from the use of the communal gardens, gym and conservatory. Please contact Miles and Barr to arrange your viewing today.

LOCATION

Chartham is a quiet residential location, conveniently situated close to a number of local shops and village pubs within the village. Chartham railway station is nearby, and is one stop from Canterbury West station. The motorist will find easy access to the A28 for routes through Canterbury or towards Ashford.

LOCAL AREA

The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

DESCRIPTION

GROUND FLOOR

Kitchen-Diner 14'2" x 12'3" (4.34 x 3.74)
W.C.

Integral Garage

FIRST FLOOR

Living Room 16'4" x 13'1" (5.00 x 4.00)
Bedroom Two 12'8" x 8'11" (3.87 x 2.73)

Shower Room

SECOND FLOOR

Bedroom One 12'8" x 11'11" (3.88 x 3.65)
En-suite Shower Room

Bedroom Three 9'7" x 9'6" (2.93 x 2.90)

Family Bathroom

OUTSIDE

Secure Gated Parking
Communal Gardens
Communal Conservatory & Gym

