



**GOLDEN HILL**  
**WHITSTABLE**

**PCM £1,400 PCM**



- Well Presented Family Home
- Three Bedrooms
- Kitchen/Diner
- Utility and WC
- Low Maintenance Garden
- Parking For Four Cars

## LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers. This town is famous for its working harbour and oysters, which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival.

For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside.

Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

## ABOUT

**\*SIX MONTH LET ONLY - WELL PRESENTED FAMILY HOME\*** Miles and Barr are pleased to bring to the rental market, this well presented three bedroom, white clapboarded, semi-detached house, just a short walk to a popular secondary school and supermarket. The ground floor comprises entrance porch, spacious lounge, kitchen/dining room with some appliances, utility, WC and 3rd bedroom/study. The first floor comprises shower room and two spacious double bedrooms, both with built in wardrobes. Neutrally decorated throughout with laminate flooring on the ground floor, and benefitting from GCH and DG. Outside there is a low maintenance rear garden, shed and off street parking for 3-4 cars. Council tax band B. Pets negotiable. No smokers.

## DESCRIPTION

Lounge 15'1" x 10'4"

Kitchen/Diner 13'2" x 9'10"

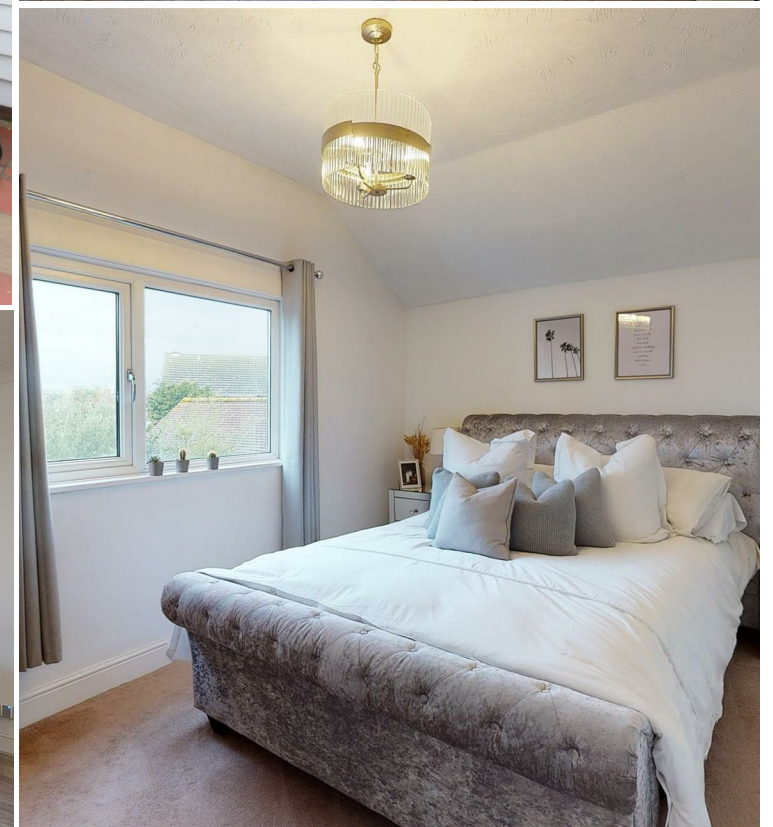
Utility 9'3" x 6'3"

Bedroom One 13'3" x 9'8"

Bedroom Two 10'8" x 9'5"

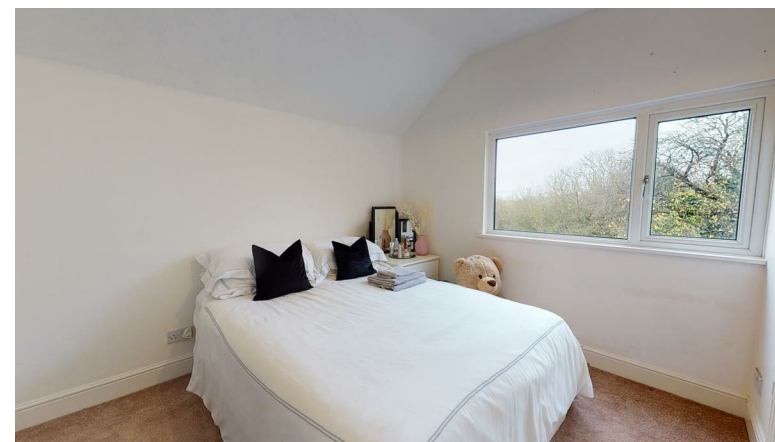
Bedroom Three/Study 11'1" x 6'9"

Shower Room 6'9" x 5'1"





# GOLDEN HILL WHITSTABLE



136 High Street, Herne Bay, Kent, CT6 5JY

t. 01227 740840 e. contactteam-

lettings@milesandbarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)