

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)



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



4 BRITANNIA AVENUE, WHITSTABLE



4 BRITANNIA AVENUE  
WHITSTABLE

£325,000



- Modern fitted kitchen
- Two bedrooms
- L shaped lounge/diner
- Conservatory
- Off street parking two cars
- Central heating
- Double glazing
- Built in wardrobes
- Garage used for storage
- Low maintenance rear garden laid to patio

### 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.

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

NO FORWARD CHAIN, MUST VIEW BUNGALOW IN EXCELLENT LOCATION

This is an immaculate semi detached bungalow that has lots on offer including two bedrooms, L shaped lounge/diner, conservatory, modern fitted kitchen and shower room. There is also the added benefit of off street parking for two cars, garage, double glazing, central heating and a rear garden that is laid to patio which is ideal for someone looking for a low maintenance garden.

Situated in a popular residential area just off Joy Lane and the nearby seafront, this will be a perfect property to add to your viewing list. To arrange an appointment to view call the Whitstable office of Miles and Barr now on 01227 277 254.

### DESCRIPTION

- Entrance Porch
- Inner Hall 11'11 x 6'00 (3.63m x 1.83m)
- Bedroom 1 11'3 x 9'8 (3.43m x 2.95m)
- Bedroom 2 9'7 x 9'5 (2.92m x 2.87m)
- Shower Room 7'9 x 9'5 (2.36m x 2.87m)
- L Shaped Lounge/Dining Area 19'6 x 17'8 (5.94m x 5.38m)
- Kitchen 8'6 x 8'4 (2.59m x 2.54m)
- Porch 6'6 x 4'8 (1.98m x 1.42m)
- Conservatory 10'5 x 8'2 (3.18m x 2.49m)
- Garage 16'5 x 8'4 (5.00m x 2.54m)
- Garden 32'00 (9.75m)

