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87 High Street, Whitstable, CT5 1AY  
t. 01227 277254 e. [whitstable@millesandbarr.co.uk](mailto:whitstable@millesandbarr.co.uk)



miles & barry  
...valuing people, not just property



**BLUEFIELD WEWS WHITSTABLE**



**BLUEFIELD MEWS**  
**WHITSTABLE**

**£375,000**



- Four bedrooms
- Town House
- Chain Free
- Vacant Possession
- Integral Garage
- Off Street Parking
- Balcony
- Cul-de-sac

## 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

Four bedroom townhouse being sold chain free and vacant possession boasting integral garage and off street parking.

This deceptively spacious leasehold family home in brief, consists a vast entrance hallway with integral access to the garage and a large double bedroom with shower en-suite on the ground floor. The first floor offers a spacious lounge with balcony, along with a large open plan kitchen/dining room with breakfast bar benefiting from a juliette balcony. The top floor boasts two double bedrooms, one with an en-suite, single bedroom and further family bathroom.

Further benefits include being neutrally decorated throughout, gas central heated, double glazed with secondary glazing, whole house water softener and being sold chain free. Moreover, this exclusive modern development on the outskirts of Whitstable offers easy access to the A299 Thanet Way.

Please call Miles & Barr for more information and to arrange your internal viewings.

### MATERIAL INFORMATION

Length of lease: 999 years from 01/01/2002  
Annual ground rent amount: TBC  
Ground rent review period: TBC  
Annual service charge amount: £2,000 PA  
Service charge review period: TBC  
Council tax band: E  
Shared Ownership (% share being sold): N/A

## DESCRIPTION

### Ground Floor

#### Entrance

Bedroom One 15'8 x 14'5 (4.78m x 4.39m)

En Suite 5'0 x 11'6 (1.52m x 3.51m)

#### First Floor

Lounge 18'10 x 15'2 (5.74m x 4.62m)

Dining Room 18'11 x 12'3 (5.77m x 3.73m)

Kitchen 11'11 x 11'11 (3.63m x 3.63m)

#### Second Floor

Bedroom Two 18'9 x 15'2 (5.72m x 4.62m)

En Suite 8'00 x 5'09 (2.44m x 1.75m)

Bedroom Three 11'10 x 14'7 (3.61m x 4.45m)

Bedroom Four 10'06 x 6'06 (3.20m x 1.98m)

Bathroom 11'10 x 5'11 (3.61m x 1.80m)

#### External

