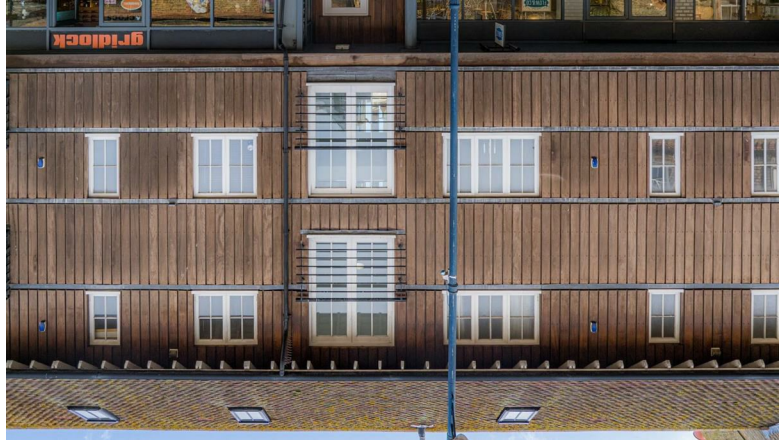


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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

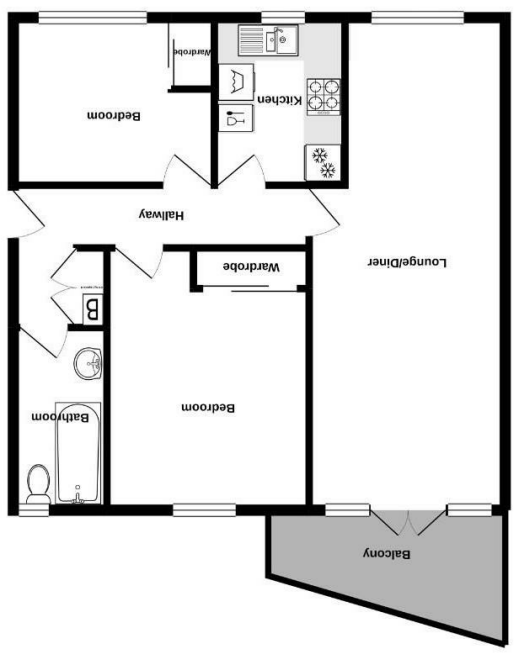


87 High Street, Whitstable, CT5 1AY
 01227 27254 e: whitstable@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (61-80)
Standard	C (51-60)
Energy inefficient	D (41-50)
Very energy inefficient - higher running costs	F (21-30)
Very very energy inefficient - highest running costs	G (1-20)
Current	74
Possible	75

TOTAL FLOOR AREA: 62.3 sq.m (671 sq.ft.) approx.
 Made up of: 62.3 sq.m (671 sq.ft.) approx.



GROUND FLOOR
 62.3 sq.m. (671 sq.ft.) approx.



HORSEBRIDGE ROAD WHITSTABLE



**HORSEBRIDGE ROAD
 WHITSTABLE**

£290,000

- Two Bedroom Flat
- Central Whitstable
- Tenant In Situ
- No Onward Chain
- Well Presented
- Balcony
- Meters from seafront

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

*** CHAIN FREE ***

Two Bedroom Apartment
Central Whitstable, Meters From Seafront!

Miles & Barr are pleased to present this two bedroom apartment located within the centre of Whitstable. A few steps from the high street and seafront, you really couldn't ask for a better location!

Once inside you will find accommodation comprising an entrance hall, living room, kitchen area, two bedrooms and main bathroom. You have access from to your private balcony from the living area.

To arrange a property viewing, please call Miles & Barr!

MATERIAL INFORMATION

Annual ground rent amount: Not known, included in service charge

Ground rent review period: Not known

Annual service charge amount: £2400 for 21/22 period

Service charge review period: Reviewed annually based on account position by managing agent.

Council tax band: C

DESCRIPTION

Entrance

Hallway

Lounge/Diner 27'07 x 10'05 (8.41m x 3.18m)

Kitchen 8'10 x 6'10 (2.69m x 2.08m)

Bedroom One 13'6 x 10'7 (4.11m x 3.23m)

Bedroom Two 10'6 x 8'10 (3.20m x 2.69m)

Bathroom 9'01 x 4'10 (2.77m x 1.47m)

External

