

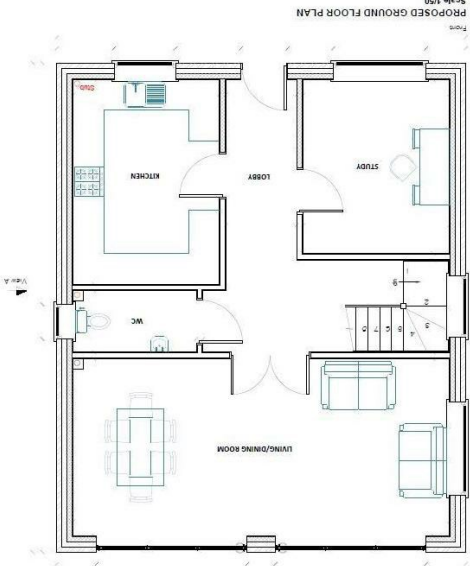
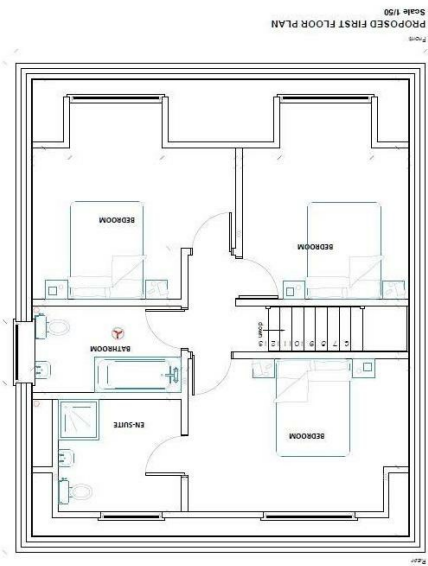
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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	
Current	Potential
<div><div></div></div> 84	<div><div></div></div> 93
Very energy efficient - lower running costs	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



**miles & barr**  
...valuing people, not just property  
87 High Street, Whitstable, CT5 1AY  
t 01227 277254 e [whitstable@milesandbarr.co.uk](mailto:whitstable@milesandbarr.co.uk)



PILGRIMS LANE, WHITSTABLE



PILGRIMS LANE  
WHITSTABLE

£490,000



- Flexible Living Space
- Three/Four Bedrooms
- Extensive Garden
- Semi-Rural Location
- Finished to a High Spec

## 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

**\*\*3/4 BED FAMILY HOME - VERY HIGH SPECIFICATION\*\***

Set in an exclusive development of just 3 houses, this 3/4 bedroom modern contemporary home has been built to an extremely high-specification and is located in a semi-rural and sought after location on the outskirts of Whitstable.

This home is set over two floors; to the ground floor is a spacious lounge/dining area overlooking the large rear garden, bedroom four, a kitchen with fully integrated appliances and a cloakroom. Upstairs the large master bedroom also enjoys en-suite facilities, plus a further two double bedrooms and a family bathroom. There is also the added benefit of two allocated off street parking spaces.

## DESCRIPTION

Ground Floor

Entrance Hall

Kitchen 9'4" x 13'1" (2.85 x 4.0)

Living / Dining Room 11'3" x 24'0" (3.453 x 7.338)

Study / Bedroom Four 11'1" x 9'4" (3.4 x 2.85)

WC 3'11" x 7'10" (1.2 x 2.4)

First Floor

Master Bedroom 9'6" x 14'1" (2.897 x 4.308)

En-Suite 5'3" x 8'11" (1.61 x 2.74)

Family Bathroom 9'6" x 5'6" (2.9 x 1.7 )

Bedroom Two 9'8" x 10'7" (2.960 x 3.250 )

Bedroom Three 12'11" x 9'8" (3.958 x 2.950 )

External

Rear Garden

