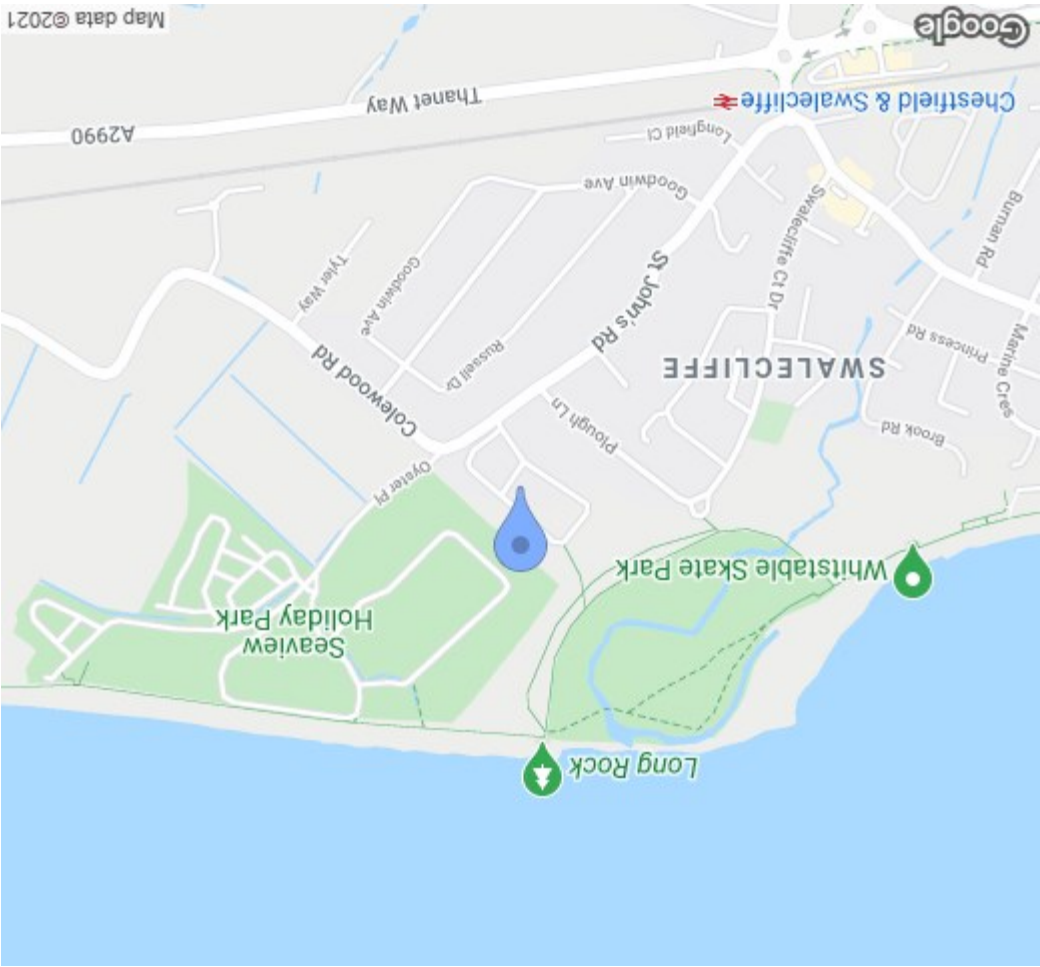




42 KITE FARM
WHITSTABLE

OFFERS OVER £325,000



42 KITE FARM, WHITSTABLE

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
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	



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YOUR PROPERTY AGENT
miles & barr

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

- No forward chain
- Front and rear gardens
- Garage and off street parking
- Three bedrooms
- Lounge and conservatory
- Sought after location
- Must view property
- Detached bungalow

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

LINK DETACHED BUNGALOW IN SOUGHT AFTER LOCATION - MUST VIEW TO APPRECIATE ALL ON OFFER

Miles and Barr bring to the market this three bedroom detached bungalow. Located in a popular and peaceful residential area with stunning coastal walks on your doorstep! This property is being sold with NO ONWARD CHAIN! The property offers lots of potential to the new owners, located conveniently for the local train station, shops, sea front and schools this property is ideally located to suit all your needs.

There is living accommodation comprising of lounge, conservatory, sun room/ lean too, modern fitted kitchen, three bedrooms and a shower room. There is also the added benefit of garage, off street parking for x2 cars, shed, gardens laid to lawn, patio area, double glazing and central heating.

Call Miles and Barr to arrange your internal viewing! We are open 7 days a week and phone lines are open from 8am - midnight. 01227 277 254.

DESCRIPTION

Ground Floor

Inner Hall

Lounge 17'1" x 11'10" (5.21m x 3.61m)

Kitchen 11'5" x 10'00" (3.48m x 3.05m)

Sun Room/Lean To 8'6" x 8'00" (2.59m x 2.44m)

Conservatory 9'11" x 9'9" (3.02m x 2.97m)

Bedroom One 12'4" x 11'11" (3.76m x 3.63m)

Bedroom Two 12'3" x 9'1" (3.73m x 2.77m)

Bedroom Three 10'6" x 9'4" (3.20m x 2.84m)

Shower Room 6'10" x 5'8" (2.08m x 1.73m)

Exterior

Garage 16'3" x 8'2" (4.95m x 2.49m)

Rear Garden

Off Street Parking

