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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (93 plus)	A (93 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (43-54)	E (43-54)
F (21-42)	F (21-42)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

TOTAL APPROX. FLOOR AREA 80.8 SQ.M. (870 SQ.FT.)  
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27 NEWTON ROAD  
WHITSTABLE



27 NEWTON ROAD  
WHITSTABLE

£464,995



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miles & barr  
YOUR PROPERTY AGENT





- No forward chain
- Two bedroom detached garden
- Large rear garden laid to lawn
- Garden shed and green house
- Off street parking and garage
- Double glazing, central heating
- Lots of cupboard space
- In need of some modernisation

## 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

NO FORWARD CHAIN, MUST VIEW DETACHED BUNGALOW IN THE SOUGHT AFTER TANKERTON AREA

This is a property that is situated in the sought after Newton Road in Tankerton, there is living accommodation comprising of inner hall leading to lounge, two bedrooms, family bathroom and separate w/c. There is also the added benefit of off street parking for two cars, lots of cupboard space, large rear garden mainly laid to lawn, green house, shed, double glazing, central heating and garage.

An internal viewing is highly recommended to appreciate all on offer, to arrange an appointment to view call the Whitstable office of Miles and Barr now on 01227 277 254.

## DESCRIPTION

Entrance

Kitchen 11'08 x 10'11 (3.56m x 3.33m )

Lounge 15'09 x 11'09 (4.80m x 3.58m)

Bedroom Two 10'10 x 9'08 (3.30m x 2.95m)

Bathroom 5'09 x 4'10 (1.75m x 1.47m)

Bedroom One 15'09 x 10'09 (4.80m x 3.28m)

WC 5'10 x 2'07 (1.78m x 0.79m)

External

Rear Garden

