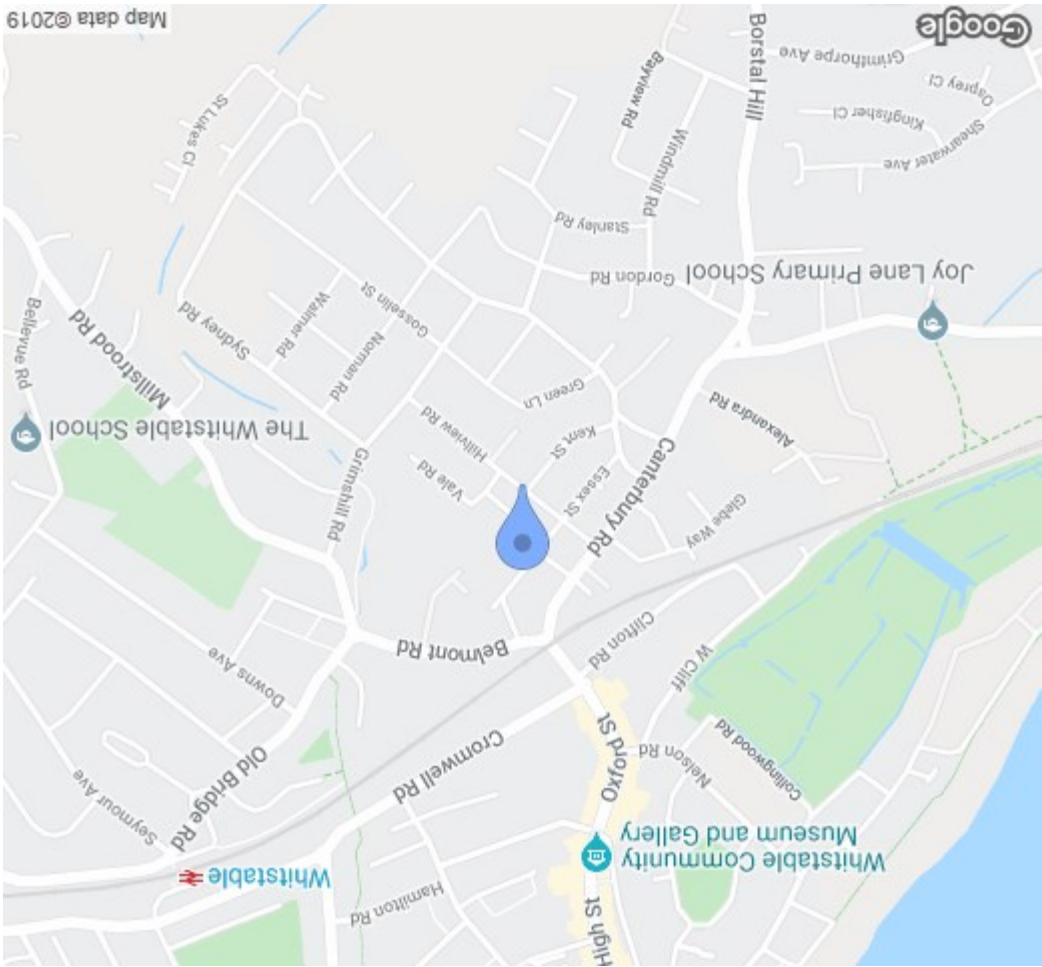
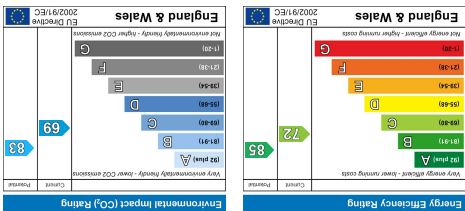


In compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only 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.millesandbart.co.uk/referral-fee-disclosure



16 HARWICH STREET, WHITSTABLE



16 HARWICH STREET
WHITSTABLE

£400,000

- Four Bedroom House
- Victorian Bay Fronted
- Versatile Accommodation
- Living Room with Log Burner
- Open Plan Kitchen/Dining Room
- Downstairs Shower Room
- Third Reception to Rear
- Close to Whitstable Town and Station

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

Miles and Barr Estate Agents are offering to the market this beautifully renovated and extended Victorian home situated in the sought after Harwich Street of Whitstable in Kent, within walking distance to the town offering a variety of local independent boutique shops, bars and restaurants, Whitstables popular working harbour as well as Whitstable Train Station offering high speed rail links to London St Pancras.

The house itself offers a cosy living room with bay window and an open fireplace, open plan kitchen/dining room with fitted kitchen, island, range of matching wall and base units, working log burner and seating area, walkway to a downstairs shower room along with the added bonus of another reception room to the rear.

Upstairs offers a unique layout boasting 4 spacious bedrooms, with a double bedroom with bay window to the front, double bedroom to the rear offering access to both the third and fourth bedrooms. This accommodation is extremely versatile and would suit a family, first time buyers or even buyers looking for a holiday home. By changing the layout slightly of the upstairs, you could use the third bedroom as a walk in wardrobe/office and the fourth bedroom could make an en-suite.

The rear garden is approximately 30' and is mainly laid to lawn with flower borders, secure shed and rear access.

Viewing comes highly recommended to appreciate all that is on offer with this beautifully presented home, and can be arranged by contacting Miles and Barr on 01227 277254 open 7 days a week.

DESCRIPTION

Entrance

Lounge 13'11 x 12'5 (4.24m x 3.78m)

Kitchen/Dining Room 22'5 x 12'00 (6.83m x 3.66m)

Bathroom 9'6 x 7'6 (2.90m x 2.29m)

Playroom 11'2 x 8'00 (3.40m x 2.44m)

Stairs to Landing

Bedroom 1 12'5 x 9'8 (3.78m x 2.95m)

Bedroom 2 Access From Bedroom1 12'5 x 12'00 (3.78m x 3.66m)

Bedroom 3 10'8 x 7'5 (3.25m x 2.26m)

Bedroom 4 Access from Bedroom 3 8'11 x 7'7 (2.72m x 2.31m)

Rear Garden 32'00 (9.75m)

Garden Shed 12'7 x 3'7 (3.84m x 1.09m)

