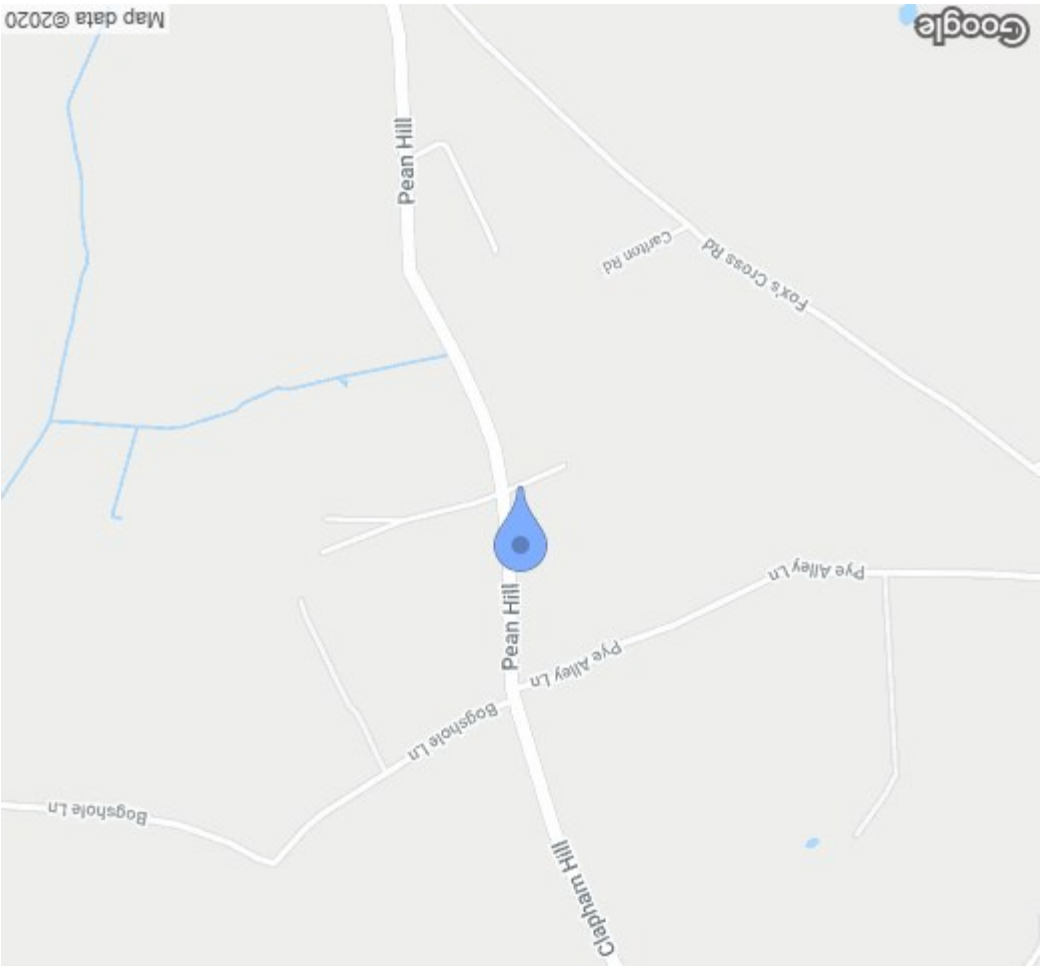
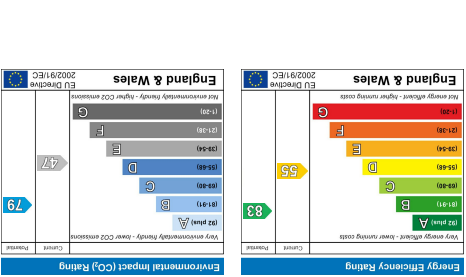


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



CAMELLIA COTTAGE PEAN COURT ROAD, WHITSTABLE



CAMELLIA COTTAGE PEAN COURT ROAD
WHITSTABLE

£550,000

- Three bedroom Detached Bungalow
- Third of an Acre Plot
- Huge Potential
- 32ft Living Room
- Detached Double Garage
- Popular Rural Location

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

POPULAR RURAL LOCATION | THIRD OF AN ACRE PLOT | THREE BEDROOM DETACHED BUNGALOW | DOUBLE GARAGE | HUGE POTENTIAL | 32FT LIVING ROOM

Fantastic opportunity to buy this wonderful family home not on the market in over 25 years. This property offer the potential buyer many options depending on their intention. The large plot, approx. one third of an acre, would be ideal for extending or remodelling, subject to planning permission, to gain the perfect home in an idyllic location on a private road close to countryside. Likewise the property could just be enjoyed for what it is, an attractive and spacious bungalow with large gardens.

Accommodation on offer includes three bedrooms, the master benefiting from an en suite shower room, whilst there is also a family bathroom. The kitchen is at the heart of the property, with a 32ft lounge diner alongside it, finally there is a utility room. Externally the rear garden measures over 150ft from the property, there is also a good sized side garden, driveway and double garage. The gardens also include a potting shed, wood store and greenhouse.

This property really does need to be viewed to be appreciated, so call Miles & Barr 7 days a week on 01227 277254 to arrange your accompanied viewing.

DESCRIPTION

- Entrance
- Entrance Porch
- Inner Hall
- Bedroom 17'11 x 10'1 (5.46m x 3.07m)
- En Suite 11'8 x 6'4 (3.56m x 1.93m)
- Lounge 32'10 x 15'4 narrowing to 9'8 (10.01m x 4.67m narrowing to 2.95m)
- Bedroom 14'7 x 10'4 (4.45m x 3.15m)
- Bathroom 8'4 x 8'4 (2.54m x 2.54m)
- Bedroom 10'7 x 7'3 (3.23m x 2.21m)
- Kitchen 13'11 x 9'7 (4.24m x 2.92m)
- Utility Area 7'6 x 7'10 (2.29m x 2.39m)
- Front Garden
- Garage
- Rear Garden

