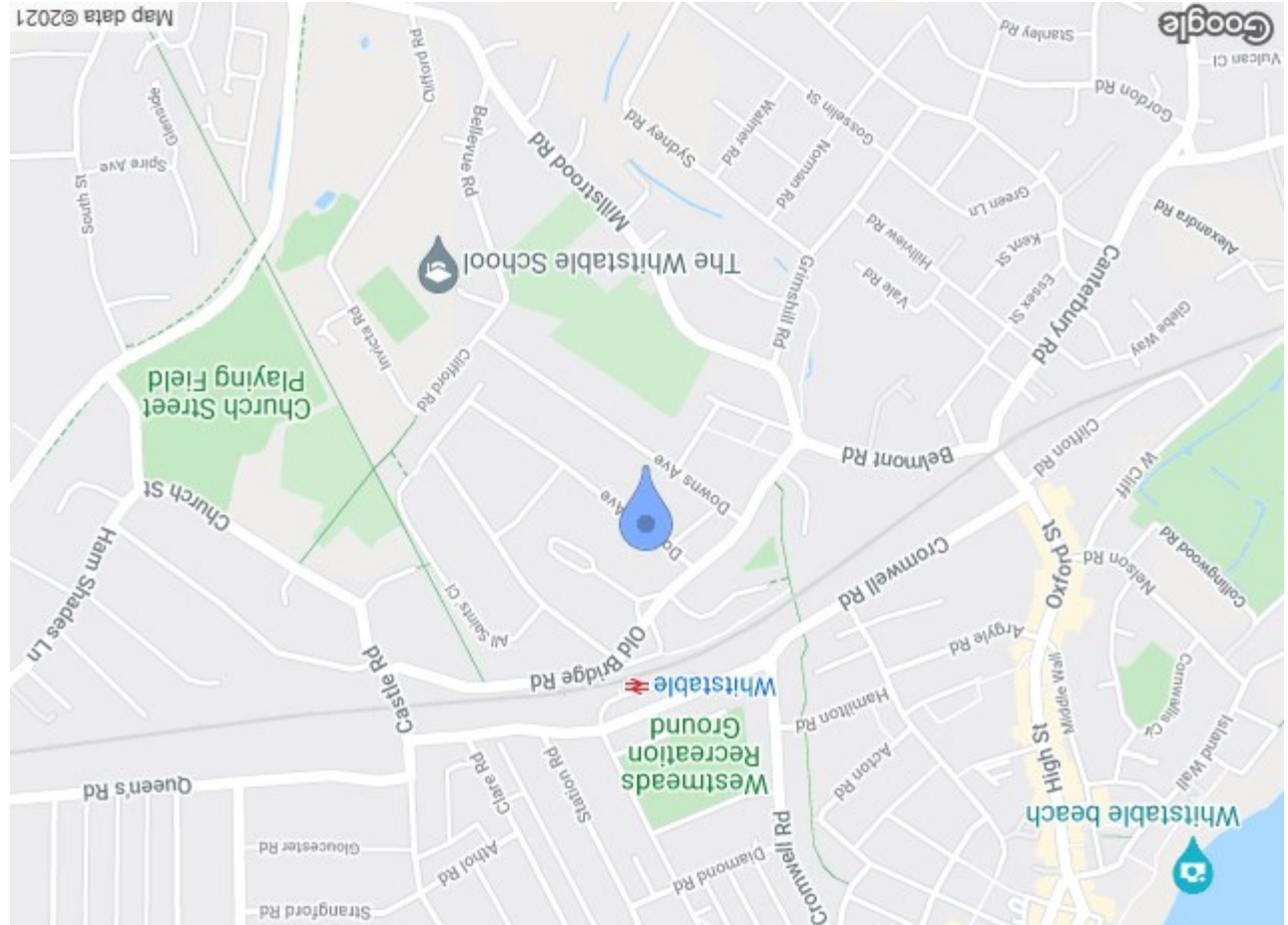


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

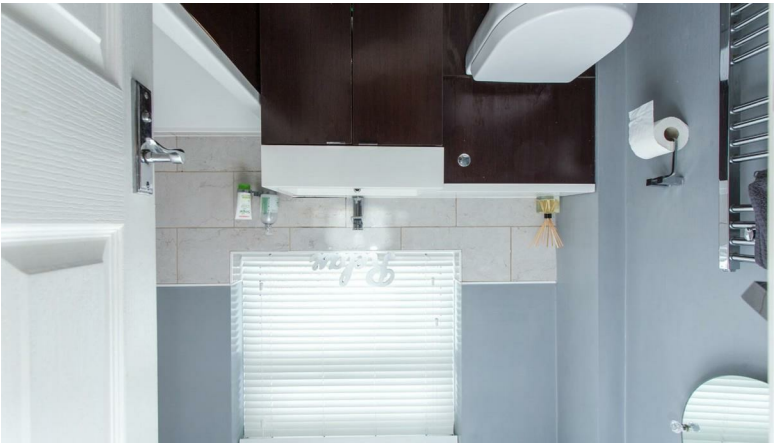


87 High Street, Whitstable, CTS 1AY
01227 277254 e whitstable@milesandbarr.co.uk



Downs Avenue Whitstable

Energy Efficiency Rating	
Current	Possible
86	66
Map data ©2021	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	



Downs Avenue
Whitstable

£389,995

- Sought after location
- Attractive gardens
- Off street parking
- Semi detached bungalow
- Two bedrooms
- Modern fitted kitchen
- Must view property

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

STUNNING SEMI DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

This is a must view property in the ever popular Down Avenue in Whitstable, The property has living accommodation comprising of lounge, two bedrooms, modern fitted kitchen and bathroom. The property is decorated to a high standard by the current owner and also benefits off street parking, and attractive gardens laid to lawn.

DESCRIPTION

- Entrance
- Lounge 16'02 x 11'05 (4.93m x 3.48m)
- Bedroom One 12'01 x 10'11 (3.68m x 3.33m)
- Bedroom Two 9'00 x 8'05 (2.74m x 2.57m)
- Bathroom 6'08 x 4'06 (2.03m x 1.37m)
- Kitchen 10'10 x 8'11 (3.30m x 2.72m)
- Rear Porch 5'10 x 3'08 (1.78m x 1.12m)
- External
- Rear Garden approx 50' (approx 15.24m)

