



St. Marys Grove, Whitstable





5 St. Marys Grove  
Whitstable  
Kent  
CT5 4AF



**Description**

Ground Floor

- Hallway
- Lounge/Diner  
24'8 x 14'7  
(7.52m x 4.45m)
- Kitchen  
9'10 x 8'2  
(3.00m x 2.49m)
- Bedroom  
9'10 x 8'6  
(3.00m x 2.59m)
- En-suite Shower  
Room

First Floor

- Landing
- Bedroom  
17'5 x 8'4  
(5.31m x 2.54m)
- Bedroom  
10'11 x 10'10  
(3.33m x 3.30m  
plus built-in  
wardrobes)
- Bathroom

External

- Front/Driveway
- Garage  
16'1 x 8'2  
(4.90m x 2.49m)
- Rear Garden



## Property

A three bedroom detached chalet bungalow situated in one of the most sought after locations in Whitstable. Located on a private road and in the prime location of St. Mary's Grove. This rare and exciting opportunity is one not to be missed.

The accommodation in brief and on the ground floor comprises a double bedroom with shower en-suite, kitchen with separate spacious open plan lounge/dining room before opening up to the private garden at the rear. Upstairs benefits from two further double bedrooms and a family bathroom. The property has been maintained to an excellent standard and boasts an abundance of natural light throughout.

Externally there is off street parking for multiple vehicles and a private garden at the rear mainly laid to lawn. Further to this there is also a garage with an electric roller door and integral access.



## Location

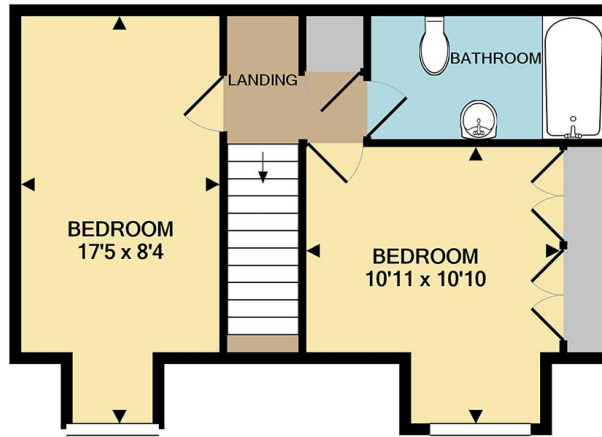
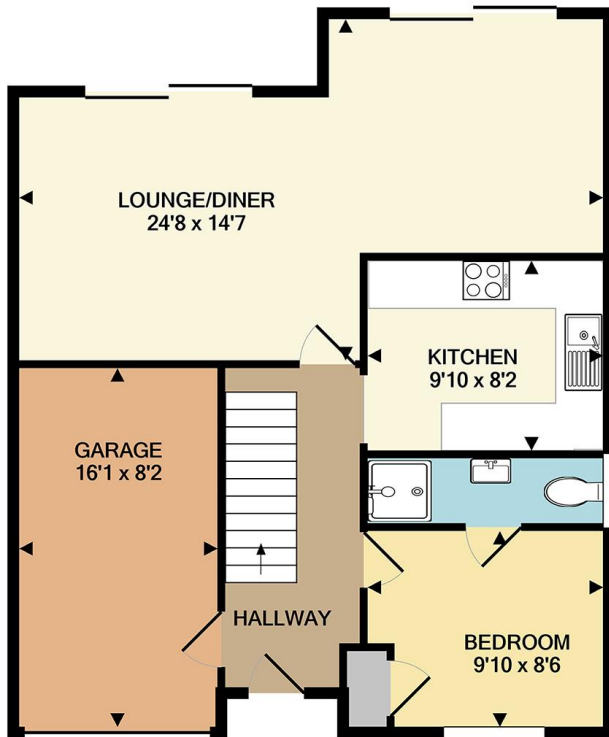
The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents 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.

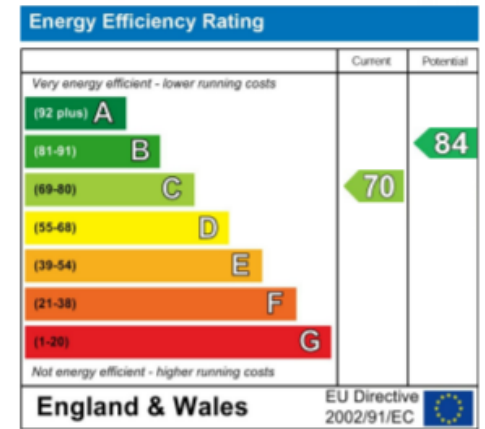
For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in 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).





TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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](http://www.milesandbarr.co.uk/referral-fee-disclosure)