



Whitstable Road, Canterbury





49 Whitstable Road
Canterbury
Kent
CT2 8DG



Description

Ground Floor

- Lounge
14'10" into bay x
11'5"
(4.52m into bay x
3.48m)
- Dining Room
11'1" x 15'1"
(3.38m x 4.60m)
- Kitchen
12'0" x 7'4"
(3.66m x 2.24m)
- Utility Room
7'4" x 7'8"
(2.24m x 2.34m)

First Floor

- Bedroom
14'9" into bay x
15'1"
(4.52m into bay x
4.62m)
- Bedroom
11'1" x 10'2"
(3.38m x 3.12m)
- Bathroom

Second Floor

- Bedroom
11'3" x 13'10"
(3.45m x 4.24m)
- Bedroom
12'5" x 14'0"
(3.81m x 4.29m)
- En-suite Shower
Room

Lower Ground Floor

- Bedroom
10'7" x 14'6"
(3.25m x 4.42m)
- Bedroom
13'10" x 14'7"
(4.22m x 4.47m)

- Wet Room
- WC

External

- Rear Garden

Property

A six-bedroom townhouse in Whitstable Road, Canterbury, renovated to a very high standard by a well-respected local developer. This townhouse is just a short stroll to Canterbury West Station with high-speed links into London and equally close to the city centre with its wealth of amenities.

With flexible accommodation this townhouse would make an ideal large family home, the spacious lower ground floor rooms could be ideal for those looking for home office or studio space. Alternatively, the property could be purchased as an investment and rooms let to professionals.

Internally the accommodation boasts original features such as high ceilings, fireplaces and sash windows. The ground floor comprises a lounge, dining room, modern fitted kitchen with a range of wall and base units and utility room. To the first floor there are two double bedrooms (one has built in storage) and the family bathroom, with bath and shower above. On the second floor there are two double bedrooms, both with built in storage and the rear bedroom benefits from an en suite. To the lower ground floor there is a WC and two further bedrooms with the rear bedroom being en suite. This whole area could be converted into its own self-contained apartment with access to the garden which has already been created. Externally the rear garden has an Indian sandstone patio, decked seating area with planted borders, summer house with power and lighting and a shed provides storage.

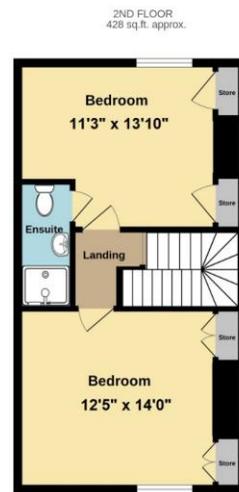
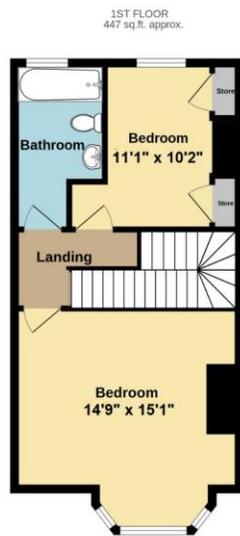
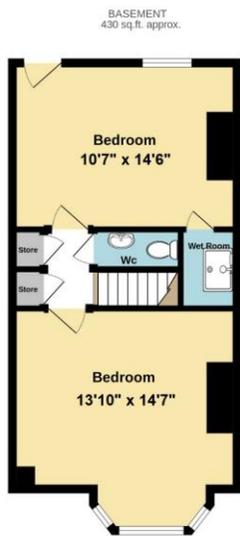


Location

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).



TOTAL FLOOR AREA : 1898 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1 The Links, Herne Bay, Kent, CT6 7GQ
Tel: 01227 499000
 Email: exclusive@milesandbarr.co.uk

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