



Whitstable

£360,000 Freehold

...for Coastal, Country & City living.



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Whitstable

87 Middle Wall, Whitstable, Kent, CT5 1BW

A well presented semi-detached property situated within the heart of Whitstable's desirable conservation area, moments from the beach, the Horsebridge Arts and Community Centre, independent shops and highly regarded restaurants on Harbour street, Whitstable station (0.6 miles), and a pleasant stroll along the beach to the town's famous working Harbour.

The contemporary style property comprises an entrance hall, cloakroom, galley style kitchen which leads out to the courtyard patio area. To the first floor there is a double bedroom, family bathroom and sitting room. To the second floor there is the master bedroom which is fitted with large built in wardrobes.

The West facing rear courtyard garden has been designed for ease of maintenance, extending to 12ft (3.6m) and also allows access to the car port. No onward chain.



Location

Middle Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
17'1" x 7'1" (5.21m x 2.16m)
at maximum points.
- **Kitchen**
10'0" x 7'1" (3.05m x 2.16m)
at maximum points.
- **WC**
5'1" x 3'1" (1.55m x 0.93m)
at maximum points.

FIRST FLOOR

- **Bedroom 2**
11'1" x 10'1" (3.38m x 3.07m)
at maximum points.



• **Sitting Room**
14'1" x 6'7" (4.29m x 2.00m)
at maximum points.

• **Bathroom**
11'1" x 6'0" (3.38m x 1.82m)
at maximum points.

SECOND FLOOR

• **Bedroom I**
20'7" x 6'7" (6.27m x 2.00m)
at maximum points.

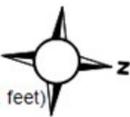
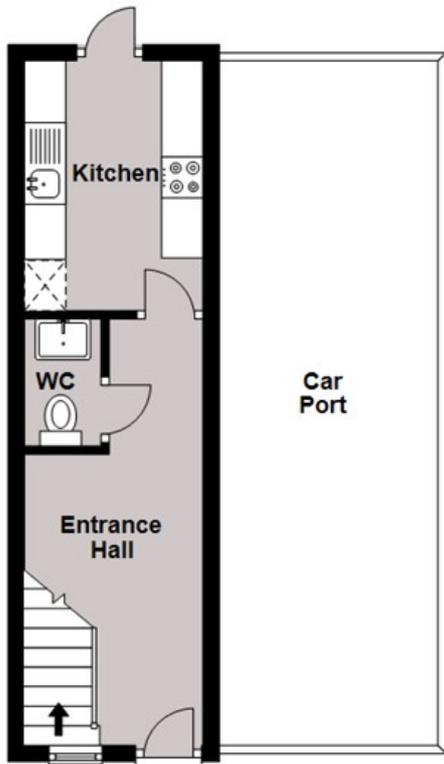
OUTSIDE

• **Car Port**
27'5" x 9'0" (8.36m x 2.75m)
at maximum points.

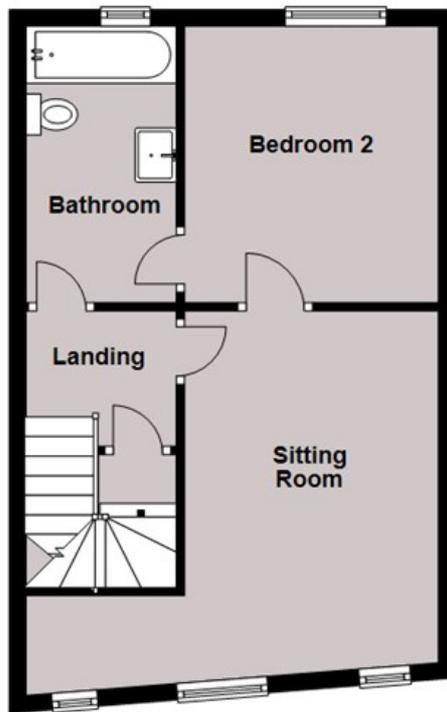
• **Garden**
12'0" x 10'0" (3.66m x 3.05m)
at maximum points.



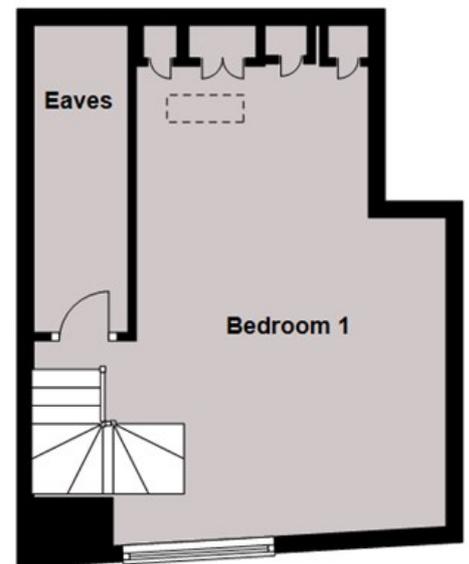
Ground Floor
Approx. 18.0 sq. metres (194.2 sq. feet)

First Floor
Approx. 39.8 sq. metres (428.4 sq. feet)



Second Floor
Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)

Council Tax Band To Be Confirmed

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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The EPC shows a rating of 'B' (85) on a scale from 1 (10) to 10 (100). It includes details for the property and the assessor.