



UNITS 1-3 PILGRIMS LANE  
WHITSTABLE

POA

- Brand New Detached Build
- Close to Local Transport Links
- Off Street Parking
- Semi Rural Location
- Large Rear Gardens

## ABOUT

Three brand new three/four bedroom modern contemporary homes built to a high-specification and found in a semi-rural and sought-after location on the outskirts of Whitstable.

Units 1 and 3 - the accommodation is arranged over two floors. To the ground floor is a spacious lounge/dining area overlooking the large rear garden, a study - which could also be used as a forth bedroom, a kitchen with fully integrated appliances and a cloakroom. Upstairs the large master bedroom also enjoys en-suite facilities, plus a further two double bedrooms and a family bathroom. There is also the added benefit of two allocated off street parking spaces.

Unit 2 comprises of a lounge/diner, a kitchen with fully integrated appliances, a study - which could also be used as a forth bedroom, family bathroom and a double bedroom. Upstairs you will find the master bedroom which benefits from en-suite facilities, a further double bedroom and a shower room. This property also has two allocated off street parking spaces.

**\*\*Note\*\*** External front image used is a CGI for illustration purposes only

- Measurements used are approximate and have been taken from the plans
- Details are subject to change

## LOCATION

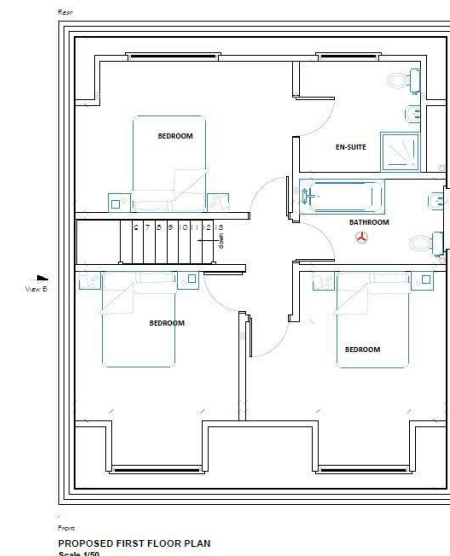
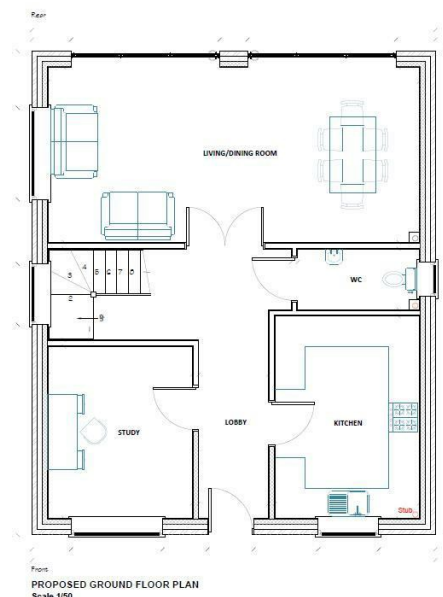
The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents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

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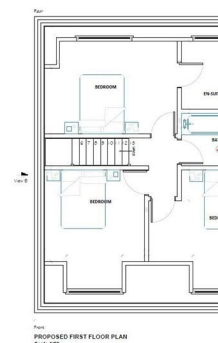
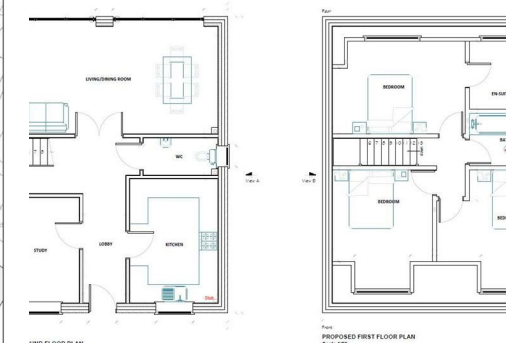


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



In accordance with the Property Misdescriptions Act (1991) 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.