



## Vale Road, Whitstable CT5 4HY

**£599,999**

CR Real Estate are proud to launch to market this newly built three-bedroom semi-detached house situated in the desirable seaside town of Whitstable. This impressive property is part of an exclusive and small development consisting of two high-specification homes and is offered to the market with no onward chain.

With neutral décor throughout and finished to a high standard, this home is ready to move into and is the perfect canvas to add your own style. The ground floor living accommodation comprises of an entrance hall, spacious lounge and open-plan kitchen/diner with bi-folding doors that lead to the rear garden. The first floor offers the family bathroom, and three well sized bedrooms with the master benefiting from an en-suite.

Externally, this home benefits from off road parking with a driveway to the front of the property; plus a well-managed rear garden with paved patio area and grass lawn, making it the perfect outdoor space for entertaining in the warmer months.

Vale Road is a much sought after road, conveniently positioned for access to Whitstable's local shopping and educational facilities, the seafront, harbour and bus routes. Mainline railway services are available at Whitstable station which is located a mere 16 minute walk away, offering fast and frequent services to London with high speed links to London St Pancras. For those who prefer to drive, the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and other local motorway networks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**ESTATE AGENCY : REDEFINED**

