



1 Oyster Reach 9 Herne Bay Road Whitstable, CT5 2LQ

A luxurious two bedroom ground floor open-plan sea-facing Apartment located in one of the most desirable locations in the area, just over a mile from Whitstable. Boasting a South facing enclosed private garden. One allocated parking space. The building has solar water heating, together with triple glazed windows and external doors, giving an EPC rating "A". Video entry phone system. Porcelain tiled floors with underfloor heating throughout and separate thermostats in each room. Low energy LED Downlighters throughout.

Cloakroom: White suite with wash hand basin and WC with concealed cistern. Extractor.

Lounge/Diner: 21'4 x 13'5 (6.50m x 4.09m) into bay. Large bay with double doors and sea views.

Kitchen: 9'3 x 8'10 (2.82m x 2.69m). Range of contemporary wall and base units. Stainless steel 1½ bowl sink set into quartz work surface with local uplifts. Concealed LED lighting and plinth lighting. NEFF ceramic hob with electric oven below. Glass and stainless steel extractor. Washing machine, NEFF dishwasher and fridge/freezer.

Bedroom 1: 12'3 x 9'11 ((3.73m x 3.02m). Double doors with tilt facility to private courtyard garden.

Bedroom 2: 12'1 x 9'2 (3.68m x 2.79m). Window to side elevation.

Bathroom: 8'7 x 7'5 (2.62 x 2.26m). White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and WC with concealed cistern. Walk-in shower. Chrome heated towel rail. Fully tiled walls. Extractor. Shaver point. Demister illuminated mirror. Frosted window to rear elevation.

Rear Courtyard: Enclosed south facing laid to artificial grass with raised planters. Outside tap. Pedestrian side access.

£1,795 Per Month

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Whitstable, CT5 2LQ



- EXTREMELY DESIRABLE LOCATION
- PRIVATE GARDEN
- HOLDING FEE £414.23 (1 WEEK RENT)
- SEA VIEWS
- SOLAR WATER HEATING
- DEPOSIT £2071.15 (5 WEEKS RENT)
- TWO BEDROOMS
- COUNCIL TAX BAND B
- FURNISHED OR UNFURNISHED

Entrance Hall

Large storage cupboard

Cloakroom

White suite with wash hand basin and WC with concealed cistern. Extractor.

Lounge/Diner

21'4 x 13'5 (6.50m x 4.09m)

Into bay. Large bay with double doors and sea views.

Kitchen

9'3 x 8'10 (2.74m'0.91m x 2.44m'3.05m)

Range of contemporary wall and base units. Stainless steel 1½ bowl sink set into quartz work surface with local uplifts. Concealed LED lighting and plinth lighting. NEFF ceramic hob with electric oven below. Glass and stainless steel extractor. Washing machine, NEFF dishwasher and fridge/freezer.

Bedroom 1

12'3 x 9'11 (3.66m'0.91m x 2.74m'3.35m)

Double doors with tilt facility to private courtyard garden.

Bedroom 2

12'1 x 9'2 (3.66m'0.30m x 2.74m'0.61m)

Window to side elevation

Bathroom

8'7 x 7'5 (2.44m'2.13m x 2.13m'1.52m)

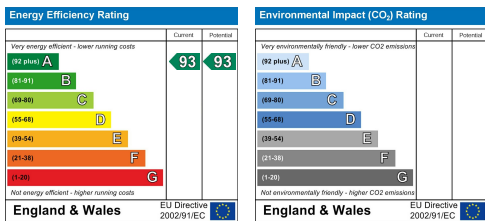
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Rear Courtyard

Enclosed south facing laid to artificial grass with raised planters. Outside tap. Pedestrian side access.

Tel: 01634730672





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