



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£375,000**

**Freehold**

3x  1x  2x 

**Railway Avenue,  
Whitstable, Kent, CT5**

*Wards*  
Helping you move forwards





## Main features

- Located opposite Whitstable train station, ideal for commuting to London
- Brick garage/storage area at the rear of the garden
- A short walk from the high street and beach
- Separate lounge and dining room
- Well-presented rear garden

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 13'2 x 12'11 (4.02m x 3.94m)

Dining Room : 19'0 (5.80m) narrowing to 11'9 (3.58m) x 12'5 (3.79m)

Kitchen: 19'0 x 7'11 (5.80m x 2.41m)

Lean-to: 11'1 x 6'1 (3.38m x 1.86m)

### FIRST FLOOR

Landing

Bedroom 3: 8'9 x 8'3 (2.67m x 2.52m)

Bedroom 2: 12'5 x 9'1 (3.79m x 2.77m)

Bedroom 1: 12'10 x 11'0 (3.91m x 3.36m)

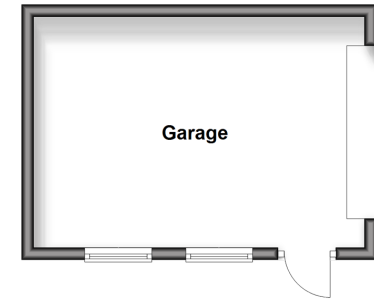
Bathroom

### OUTSIDE

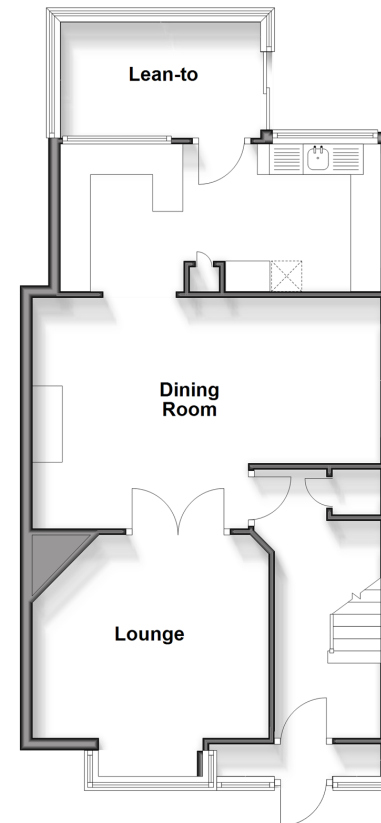
Rear Garden

Garage

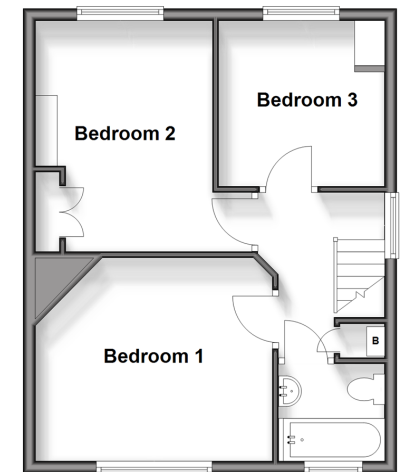
**Outbuilding**  
Approx. 20.9 sq. metres (225.0 sq. feet)



**Ground Floor**  
Approx. 64.1 sq. metres (690.3 sq. feet)



**First Floor**  
Approx. 41.8 sq. metres (449.7 sq. feet)



**Call Whitstable - 01227 772272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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