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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (82-92)
Decent	C (83-93)
Below average	D (84-94)
Below average	E (85-95)
Below average	F (86-96)
Very poor	G (87-97)
Very poor	H (88-98)
Very poor	I (89-99)
Very poor	J (90-100)
Very poor	K (91-100)
Very poor	L (92-100)
Very poor	M (93-100)
Very poor	N (94-100)
Very poor	O (95-100)
Very poor	P (96-100)
Very poor	Q (97-100)
Very poor	R (98-100)
Very poor	S (99-100)
Very poor	T (100-100)

Measurements are approximate. Not to scale. Excludes porches only. Made with Metopic 62/18.



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42 TRADEWINDS
WHITSTABLE



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WHITSTABLE

£479,995

- Beautifully Presented Family Home
- Five Bedrooms
- 2x En-Suite Shower Rooms
- Downstairs Study
- Downstairs & Upstairs Shower
- Three Reception Rooms
- Private Off Street Parking
- Set Over Three Floors

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. This town is 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 the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside. Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

ABOUT

MODERN FAMILY HOME - SOUGHT AFTER
LOCATION - MUST VIEW PROPERTY

Found on the popular Mariners View development is this stunning five/six bedroom detached family home. The property has been maintained in excellent condition throughout and provides spacious and well proportioned living accommodation.

To the ground floor there are three reception rooms, wet room and a fabulous kitchen/breakfast room with granite worktops, central island and integrated hob, oven, oven/microwave, dishwasher, washer/dryer and boiling water tap. To the first floor there are four bedrooms, one with an en-suite shower room and a family shower room. To the second floor is the master bedroom with a luxury contemporary style en-suite bathroom with a whirlpool bath. Outside to the front there is off street parking for three cars whilst to the rear there is a decked patio with the remainder of the garden laid to lawn.

With the amount of space available on the ground floor it could suit a multi generational family where you could use the dining room as an additional bedroom and the study as a living room for an elderly relative, with this about of versatility the choice is yours.

Whitstable town centre is within easy access where you will find a wide variety of independent shops, bars, restaurants and cafes as well as the beach and working harbour. Whitstable also has a main line railway station providing a regular service to London.

DESCRIPTION

Entrance

Hallway

Dining Room/Bedroom 11'2 x 9'6 (3.40m x 2.90m)

Study 7'1 x 5'11 (2.16m x 1.80m)

Shower Room

Lounge 16'6 x 10'10 (5.03m x 3.30m)

Kitchen/Breakfast Room 18'4 x 13'6 (5.59m x 4.11m)

First Floor

Landing

Bedroom Two 12'2 x 11'1 (3.71m x 3.38m)

En-suite Shower Room

Bedroom Three 13'7 x 9'5 (4.14m x 2.87m)

Bedroom Four 10'5 x 8'6 (3.18m x 2.59m)

Bedroom Five 11'1 x 5'11 (3.38m x 1.80m)

Shower Room

Second Floor

Bedroom One 13'1 x 12'6 (3.99m x 3.81m)

En-suite Bathroom

External

Front Garden/Driveway

Rear Garden

