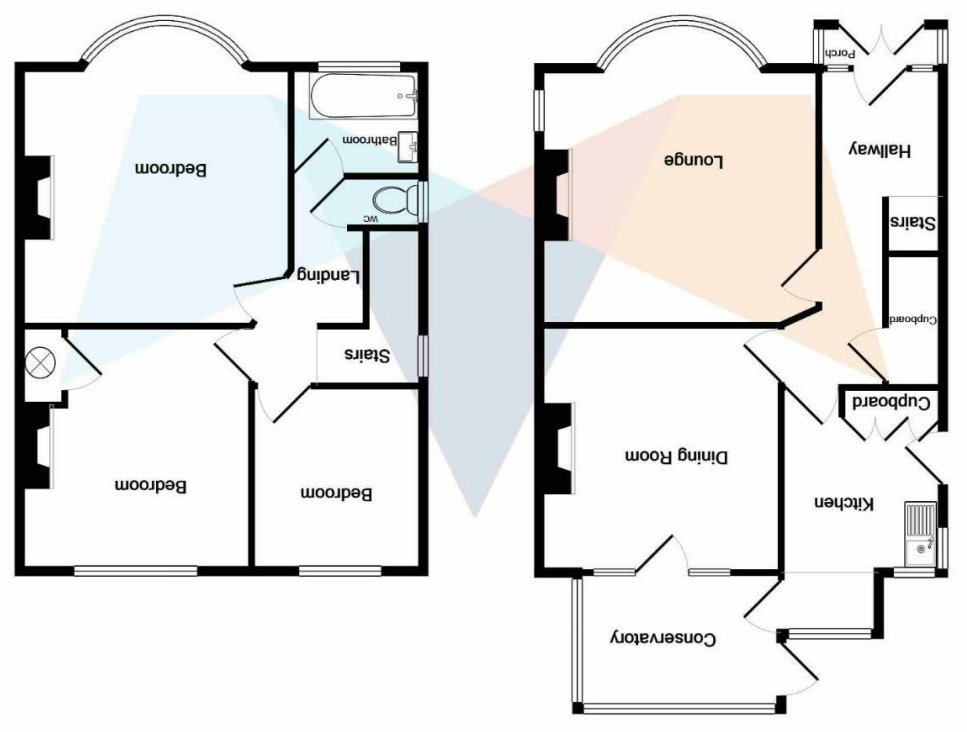




62 DOUGLAS AVENUE  
WHITSTABLE

£475,000

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WHITSTABLE



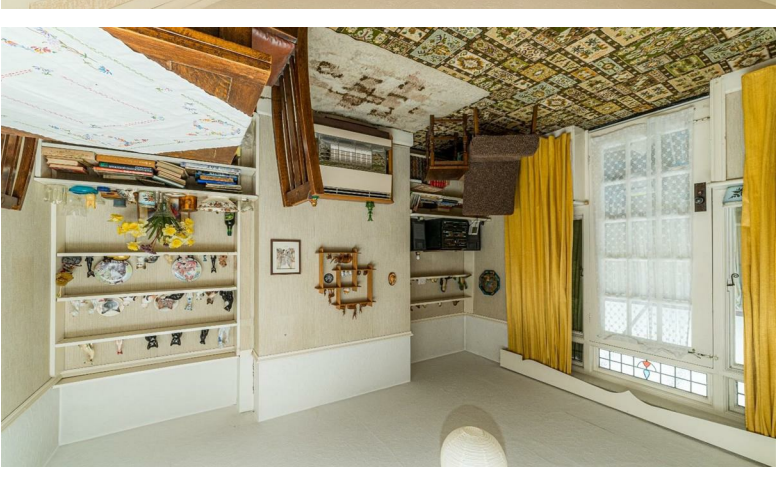
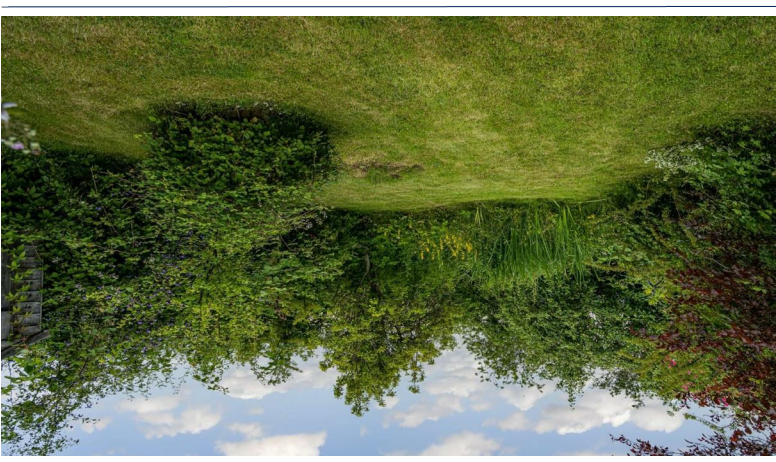
GROUND FLOOR  
APPROX. FLOOR  
AREA 53.4 SQ.M.  
(575 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 45.0 SQ.M.  
(484 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 98.4 SQ.M. (1059 SQ.FT.)  
Made with Metropix ©2021

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-68)
Below standard	D (45-54)
Poor	E (39-44)
Very poor	F (21-38)
Very energy inefficient - higher running costs	G (1-20)

miles & barr  
...valuing people, not just property

87 High Street, Whitstable, CT5 1AY  
t 01227 277254 e whitstable@milesandbarr.co.uk



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



- Popular 1930's Style
- In Need of Modernisation
- Large Rear Garden
- Three Bedroom Detached
- Sought After Location

## 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

NO FORWARD CHAIN - IDEAL PROJECT - IN NEED OF MODERNISATION

This superb 1930's property is now in need of a full refurbishment throughout but offers lots of future potential. The property currently offers living accommodation comprising of lounge, dining room, kitchen and conservatory on the ground floor. Then on the first floor there are three bedrooms and a family bathroom.

The property is set on a large plot with a 120' rear garden in need of landscaping, double gates to the front offer parking to the front and access to the garage. There is also the added benefit of ample space to extend to the side or the rear in future should you decide (planning will be needed).

Please view the virtual tour and then to arrange an appointment to view call the Whitstable office of Miles and Barr now on 01227 277 254.

## DESCRIPTION

Entrance

Entrance Hall

Lounge 15'6 x 13' (4.72m x 3.96m)

Kitchen 11'10 x 8'1 (3.61m x 2.46m)

Dining Room 12'6 x 11'8 (3.81m x 3.56m)

Conservatory 9'8 x 6' (2.95m x 1.83m)

First Floor

Landing

Bedroom 8'6 x 8'5 (2.59m x 2.57m)

Bedroom 12'1 x 10'11 (3.68m x 3.33m)

Bedroom 15'9 x 13'1 (4.80m x 3.99m)

Bathroom 6'5 x 5'2 (1.96m x 1.57m)

WC 3'8 x 2'5 (1.12m x 0.74m)

Exterior

Front Garden

Garage 17'11 x 7'6 (5.46m x 2.29m)

Rear Garden

