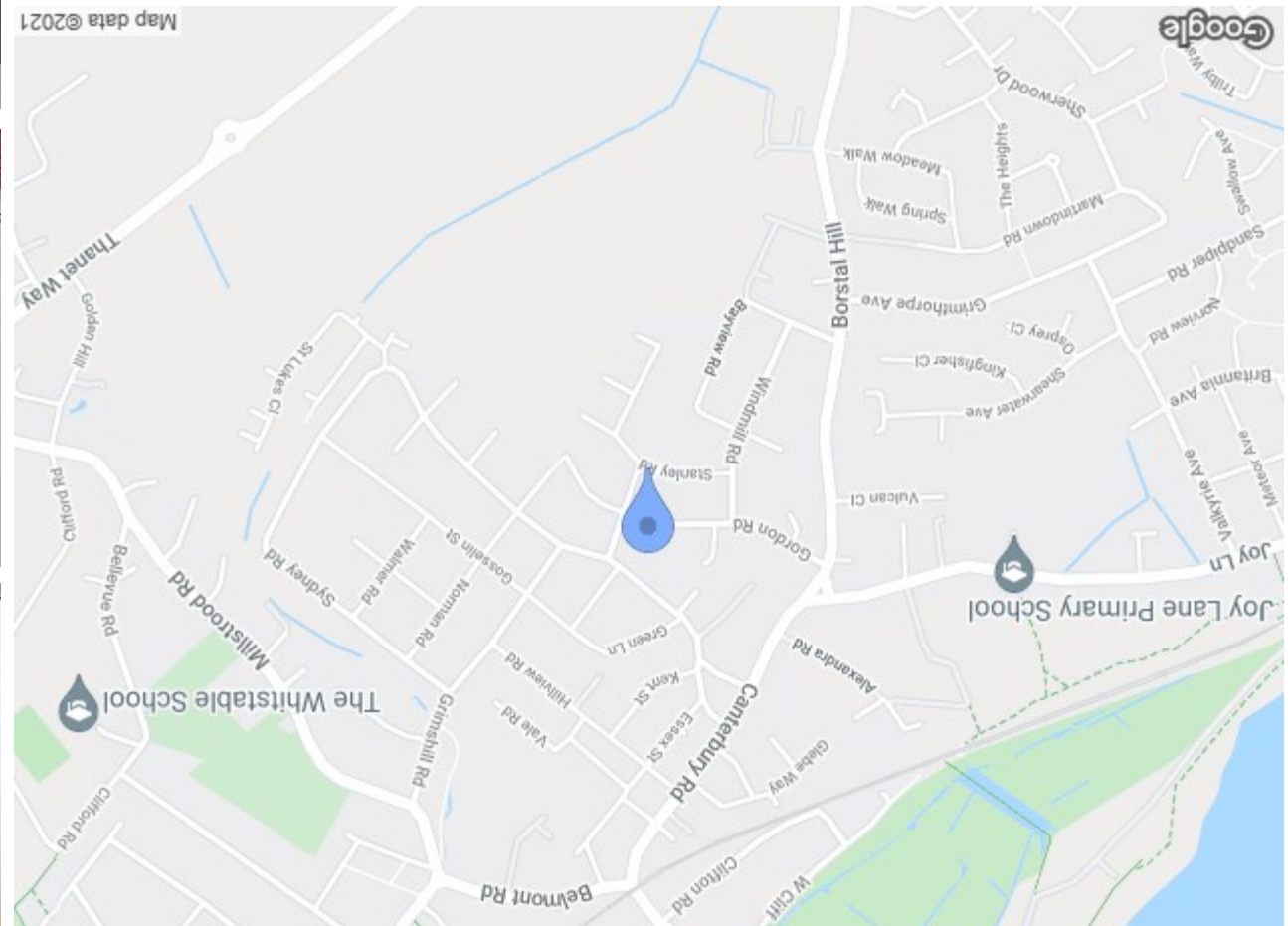


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



Energy Efficiency Rating	
Current	Potential
83	67
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	



21 STANLEY ROAD
WHITSTABLE

£490,000



87 High Street, Whitstable, CT5 1AY

01227 277254 e.whitstable@milesandbarr.co.uk



- Ideal Family Home
- Spacious Accomodation
- Additional Utility / Store Room
- Off Street Parking and Garage
- Local Schools Nearby
- Close Proximity to Town Centre

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

IDEAL FAMILY HOME | SPACIOUS ACCOMODATION | ADDITIONAL UTILITY / STORE ROOM | OFF STREET PARKING | TOWN CENTRE AND LOCAL SCHOOLS NEARBY

This modern three bedroom detached home is set in a quiet, popular road, a 10 minute walk from the train station and ideally situated for schooling and the town centre. The property offers plenty of scope for extension and renovation, with precedents already set in the road nearby (STPP). Full accommodation comprises; kitchen with door to the garden and spacious lounge-diner opening onto the garden, along with a downstairs WC and cloakroom. Upstairs there are three good sized bedrooms as well as a family bathroom and useful separate WC. The property also has the benefit of a partially boarded loft space, perfect for extra storage. There is also a new Worcester Bosch boiler and gas fire, installed in November 2020.

To the rear is an approximately 50 ft garden and to the front is a driveway providing off street parking and a garage. Properties in this location don't often come to the market so we suggest you act quickly before this one gets snapped up!

Please view the virtual tour and then call Miles & Barr to arrange your internal inspection.

DESCRIPTION

- Entrance
- Lounge 30'2 x 12' (9.19m x 3.66m)
- Dining Room 9'10 x 19'3 (3.00m x 5.87m)
- Store Room 6'7 x 9'5 (2.01m x 2.87m)
- Kitchen 10'10 x 10'6 (3.30m x 3.20m)
- WC
- Cloakroom
- First Floor
- WC
- Bathroom 8'10 x 5'5 (2.69m x 1.65m)
- Bedroom One 12' x 10'5 (3.66m x 3.18m)
- Bedroom Two 8'4 x 11'11 (2.54m x 3.63m)
- Bedroom Three 8'11 x 7'4 (2.72m x 2.24m)
- External
- Front Garden
- Garage 8'1 x 17'5 (2.46m x 5.31m)
- Rear Garden

