



**GENESTA AVENUE**  
**WHITSTABLE**

**£465,000**

- Immaculate condition through out
- Superb location close to town
- Two bedroom detached bungalow
- Off street parking for two cars
- Garage
- Double glazing
- Central heating
- Conservatory

## 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

SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE, IMMACULATE BUNGALOW

Situated in the ever popular Genesta Avenue in Whitstable is this superb Detached Bungalow. The property consists of living accommodation comprising of lounge, conservatory, modern fitted kitchen, family three piece bathroom suite and two bedrooms.

The property also has the added benefit of a garage, off street parking for two cars, attractive rear gardens laid mainly to lawn, double glazing, central heating and ample storage including x2 storage cupboards.

To arrange an appointment to view call the Whitstable office of Miles and Barr now.

## DESCRIPTION

Entrance

Hallway

Kitchen 14'3 x 9'

Lounge 13'11 x 10'11

Bedroom One 17'4 x 10'11

Bedroom Two 11'10 x 8'11

Bathroom 7'10 x 5'6

Exterior

Front Garden

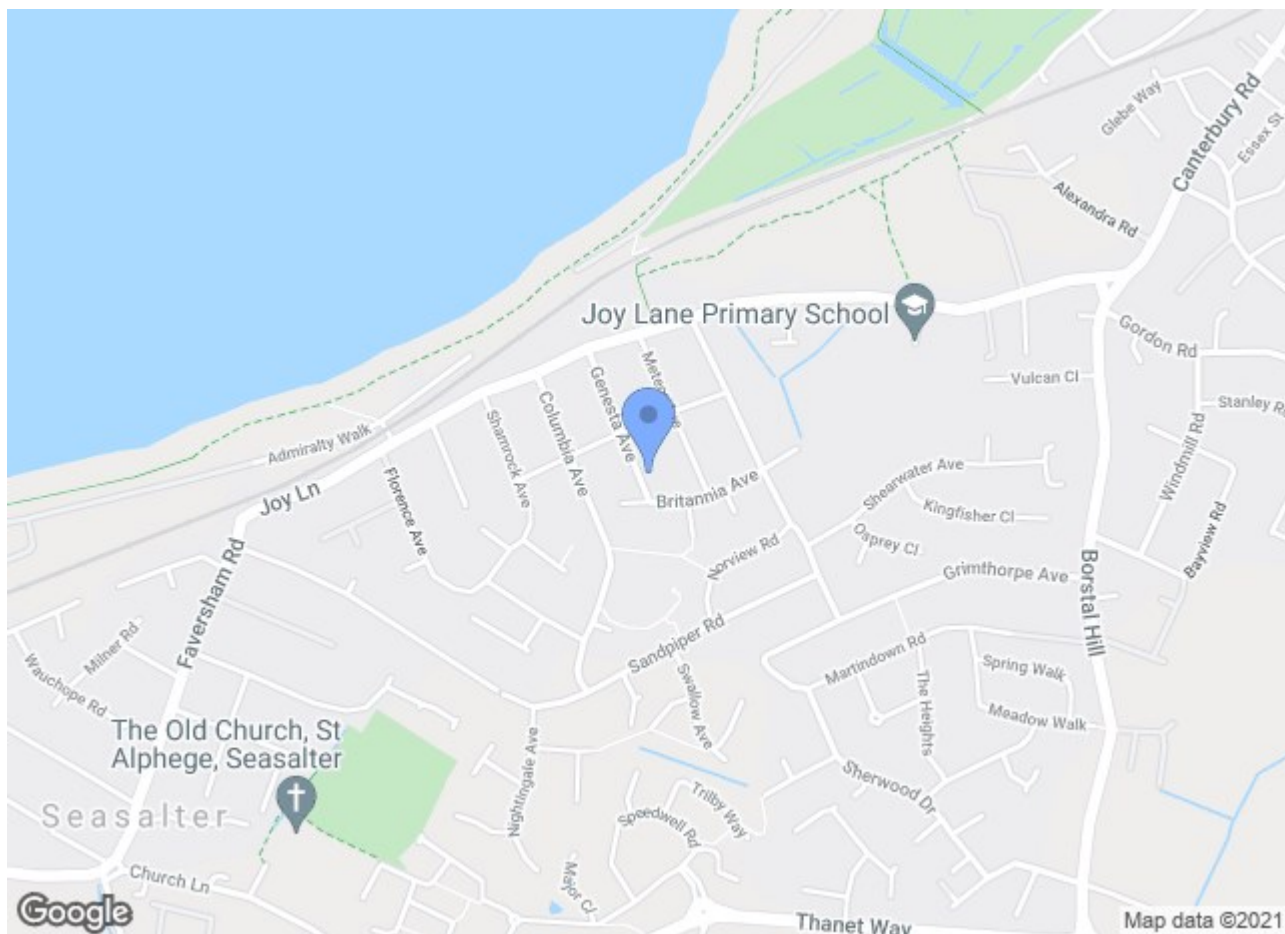
Rear Garden







# GENESTA AVENUE WHITSTABLE



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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>61</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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](http://www.milesandbarr.co.uk/referral-fee-disclosure)