



4 Florence Avenue, Whitstable

Guide Price **£575,000**

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Whitstable

The accommodation is thoughtfully arranged, offering a blend of open plan and traditional living areas. Stepping into the welcoming hallway, the ground floor presents a generously proportioned lounge, a versatile diner, and a well-equipped kitchen, seamlessly flowing together to create an ideal space for entertaining friends and family.

Furthermore, the ground floor offers the flexibility of an optional fifth bedroom with an en-suite, catering to the needs of multi-generational families or guests seeking utmost privacy. There is also a useful lean-to/conservatory and downstairs WC.

Ascend to the first floor, and you will be greeted by four well proportioned bedrooms, each boasting ample natural light and some with built in storage. The well-appointed family bathroom completes this floor, providing a modern and functional space.

Externally, the property benefits from off road parking to the front, whilst to the rear the garden extends to an impressive 60', presenting an opportunity to create a splendid outdoor space.

- No Onward Chain
- Four/Five Bedroom
- Detached Family Home
- Spacious Living Areas
- Westerly Facing Garden
- Seaside Location





Entrance

Leading to

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)

Dining Room

11' 9" x 10' 11" (3.58m x 3.33m)

Kitchen

15' 3" x 10' 10" (4.65m x 3.30m)

Bedroom

9' 5" x 8' 11" (2.87m x 2.72m)

Shower Room

With Shower, Toilet and Hand Wash Basin

First Floor

Leading to

Bedroom

10' 5" x 8' 10" (3.18m x 2.69m)

Bathroom

8' 1" x 7' 5" (2.46m x 2.26m)

Bedroom

10' 11" x 9' 1" (3.33m x 2.77m)

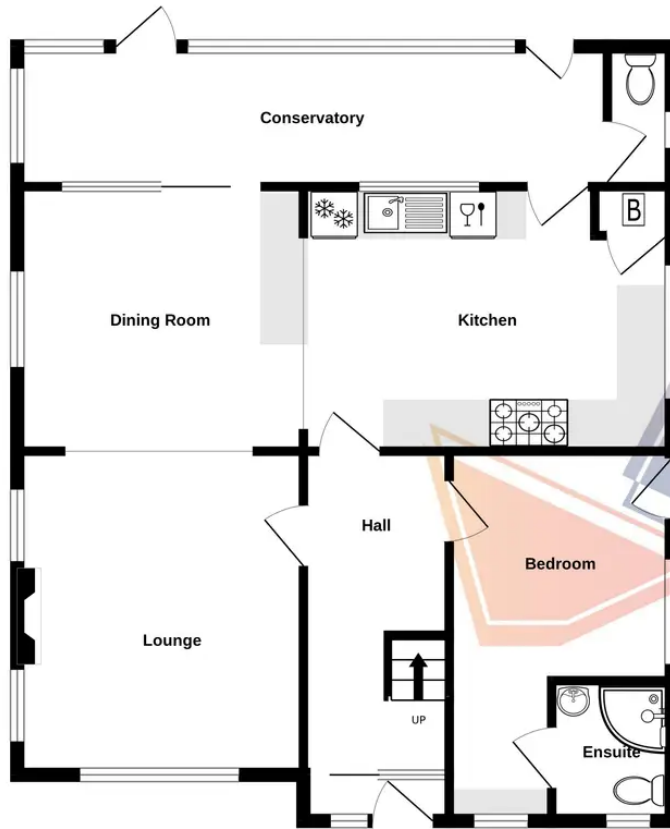
Bedroom

11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom

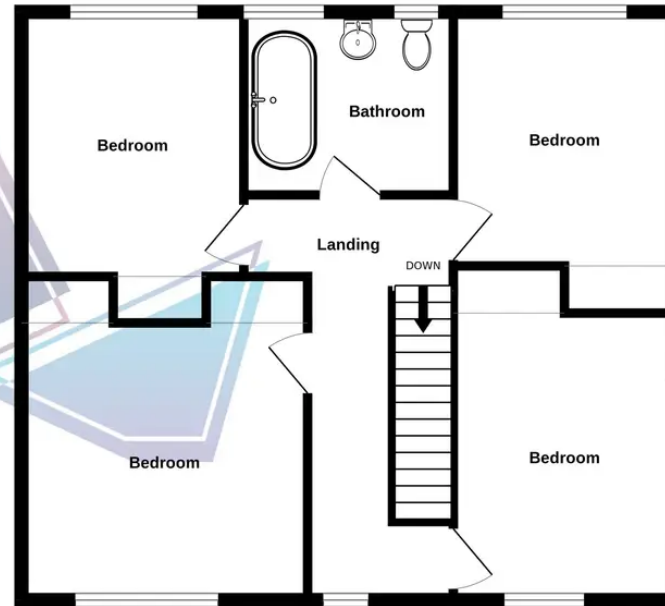
11' 11" x 8' 11" (3.63m x 2.72m)





GROUND FLOOR
78.0 sq.m. (840 sq.ft.) approx.

TOTAL FLOOR AREA : 139.1 sq.m. (1498 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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1ST FLOOR
61.1 sq.m. (658 sq.ft.) approx.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure