



Freehold



21, Olympia Way, Whitstable CT5 3FF

- Spacious & Desirable Attached Residence
- Almost 1000 Sq.Ft Of Versatile Accommodation
- Opportunity To Further Enhance
- Potential To Create Open Plan Kitchen Dining Room
- South Facing Rear Garden
- Summer House, Studio Cabin & Garage
- Crab & Winkle Way With Links To The Station & Canterbury
- High Speed Links To London

SITUATION:

Olympia Way is perfectly positioned in an exclusive development in Whitstable, close to a small selection of shops and public houses. The train station, beach and town centre can be reached within a 15-minute walk via the Crab & Winkle Way which also has excellent cycle routes into Canterbury.

The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine

selection of sporting, leisure, and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



DESCRIPTION:

A spacious three-bedroom attached residence, built as part of an exclusive development on the edge of the popular seaside town of Whitstable. This desirable property boasts a south-facing rear garden, off-road parking, and a garage.

Offering approximately 1,000 sq. ft. of versatile living space, the home presents an excellent opportunity for modernisation and potential reconfiguration to suit individual needs. Additionally, it features a generous 20 ft summer studio—ideal for creative use, a home office, or guest accommodation.

The façade showcases a charming blend of exposed brickwork, traditional weatherboarding, and modern UPVC windows and doors, creating a visually appealing exterior that balances character with practicality.



The front door opens into a welcoming central entrance hall, providing access to the main reception rooms. To the right, a well-appointed kitchen/breakfast room features a comprehensive range of wall and base units, incorporating several integrated appliances whilst providing enough space for a breakfast table.

Adjacent to the kitchen is a dedicated dining area, which offers excellent potential to be opened up to create a spacious, contemporary open-plan kitchen/dining area, ideal for entertaining.

Opposite, the sitting room is bathed in natural light and further enhanced by patio doors that open directly onto the south-facing rear garden, perfect for sunny afternoons and indoor-outdoor living.

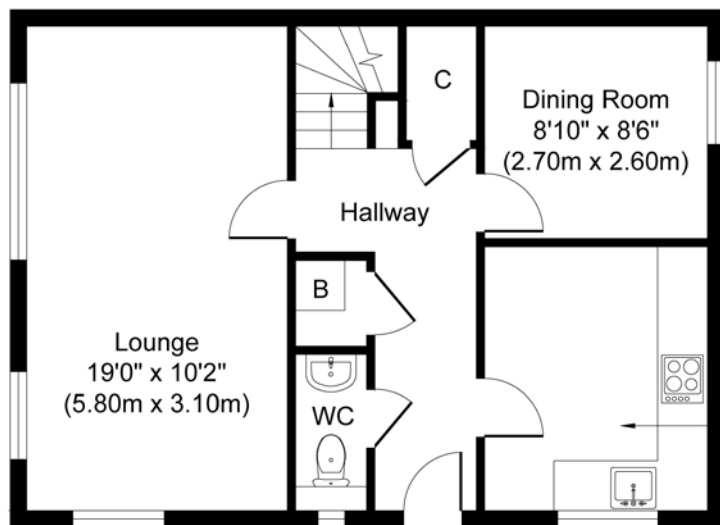
On the first floor, there are three double bedrooms and a well-appointed family bathroom. The main bedroom benefits from fitted wardrobes and an en suite bathroom.

OUTSIDE:

The property occupies a desirable position with a south-facing rear garden, mainly laid to lawn and interspersed with established shrubs.

The garden is fully enclosed and includes a summer house, along with a wooden cabin—ideal for someone working from home or in need of an art studio or hobby room.

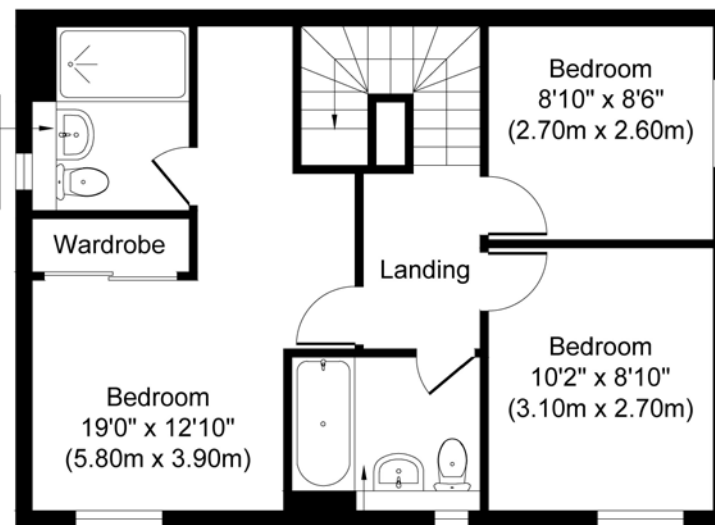
The garage is located at the rear of the property, with additional parking in front.



Ground Floor
Approximate Floor Area
495 sq. ft
(46.00 sq. m)

Kitchen/Breakfast Room
10'2" x 8'10"
(3.10m x 2.70m)

En-suite
7'3" x 6'3"
(2.20m x 1.90m)



First Floor
Approximate Floor Area
490 sq. ft
(45.60 sq. m)

Bathroom
7'7" x 4'3"
(2.30m x 1.30m)



TOTAL FLOOR AREA: 985 sq. ft (91 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 C



GENERAL INFORMATION
 All services are mains connected

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