

for sale

guide price **£280,000 - £300,000**



## Church Way Whitstable CT5 2NN

A WELL PRESENTED, TWO-BEDROOM HOME JUST MOMENTS FROM THE SEA, offering bright modern interiors, a generous private rear garden with side access, and a prime position close to shops and transport links. PERFECT FOR BUYERS SEEKING A HOME READY TO MOVE STRAIGHT IN TO.



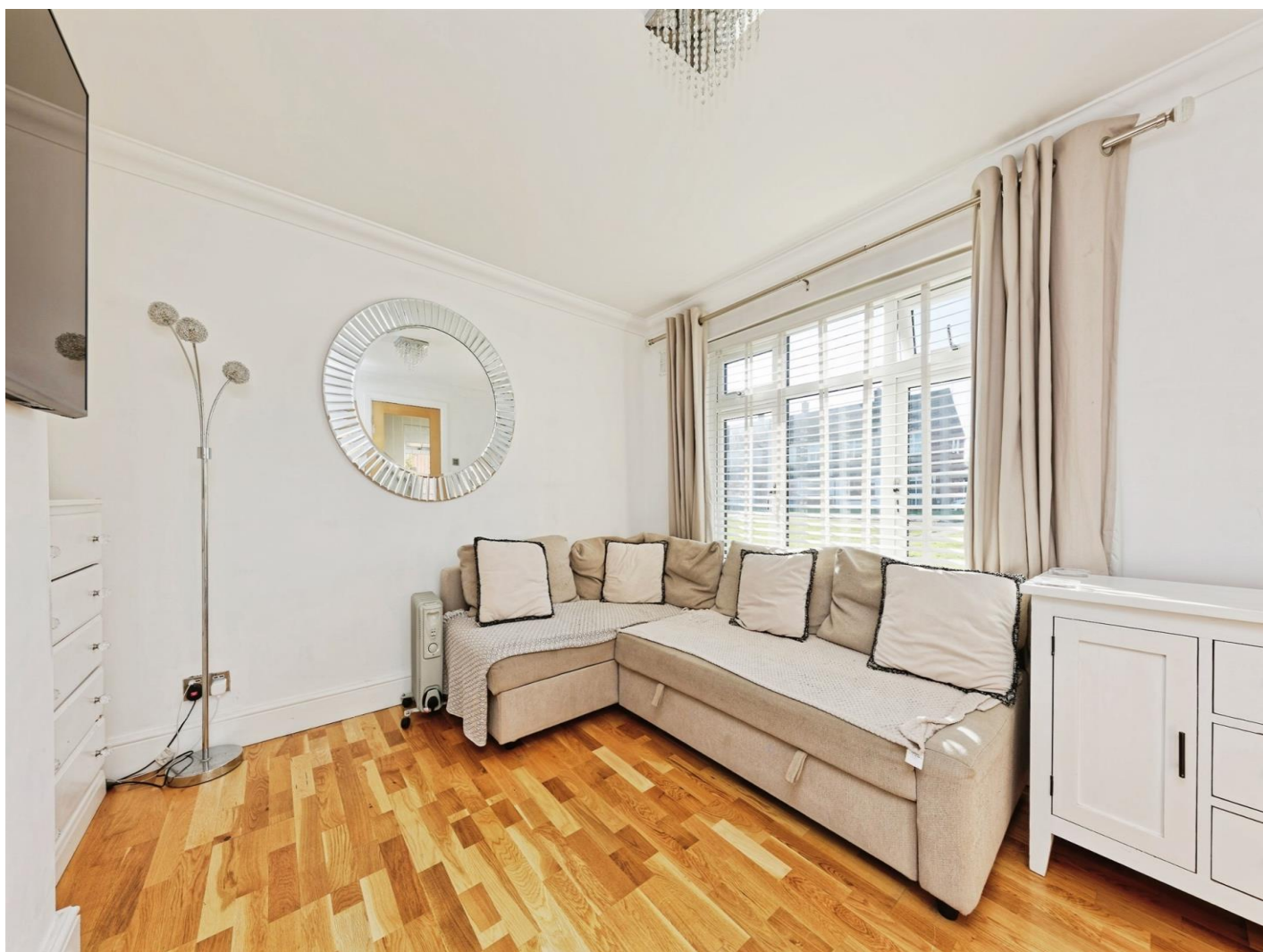


Set along Church Way, this peaceful pocket of Swalecliffe is a favourite among families, thanks to its close proximity to the seaside.

Inside, the home opens with an inviting entrance hall leading to a bright front lounge. At the rear, you'll find the open plan kitchen/breakfast area. The kitchen also provides direct access to the rear garden. Large windows throughout the home allow natural light to flow freely, creating a warm and airy feel ideal for family living. Upstairs, there are two generous double bedrooms paired with a stylish family bathroom featuring a shower-over-bath setup.

Outside, the property offers the rare advantage of side access, guiding you to a private rear garden — perfect for easily storing bikes or outdoor equipment. The garden itself is a great size for family enjoyment whilst also providing plenty of space for an extension - should the new homeowner wish.

For your chance to view, please contact the sole agent Connells.





## **ACCOMMODATION**

**Entrance Hall**

**Lounge**

**Kitchen/Breakfast/Dining Room**

**First Floor Landing**

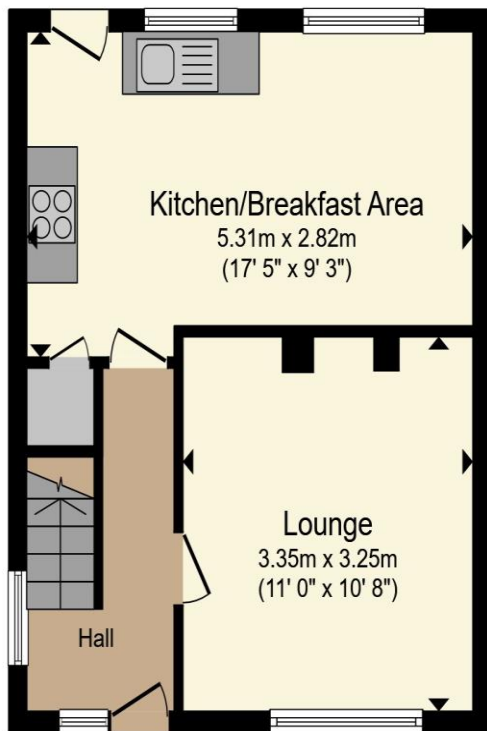
**Bedroom One**

**Bedroom Two**

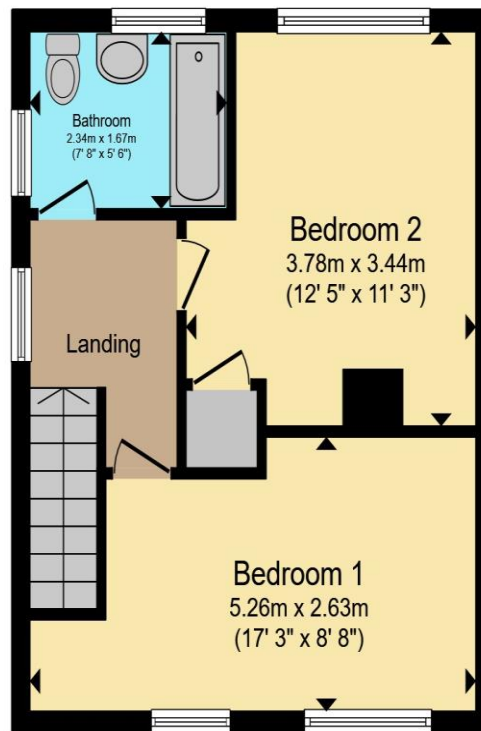
**Family Bathroom**







**Ground Floor**



**First Floor**

Total floor area 68.9 m<sup>2</sup> (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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Property Ref: FAV103392 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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