

PAUL WILLMOTT

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Butterworth Road, Whitstable, CT5 1SN

ATTRACTIVE CUL DE SAC LOCATION • TWO BEDROOMS  
OPEN PLAN LIVING • GROUND FLOOR WC • OFF STREET PARKING

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## **The Property**

Situated within an attractive modern development, this immaculately presented home occupies a quiet cul-de-sac position and offers generous, well-proportioned accommodation throughout.

Built in 2022, the property provides an excellent base from which to enjoy all that Whitstable has to offer, and is conveniently located for local schools, supermarkets, and the A299, providing easy access to major routes across the area.

The property benefits from allocated parking directly to the front, with an additional parallel visitor space and further parking available nearby. A bright entrance hall welcomes you into the home and provides access to a ground floor WC and the spacious open-plan lounge/diner. This impressive living space features French doors with sidelights opening onto a fabulous patio and garden beyond. The modern kitchen is comprehensively fitted, offering a range of integrated appliances and well-designed storage units. To the first floor are two double bedrooms, along with a sleek and spacious contemporary bathroom.

Externally, the property enjoys a 40' rear garden, thoughtfully arranged with a decked seating area, lawn, and a timber storage shed.

The property is connected to all main services and further benefits from double-glazed windows throughout.



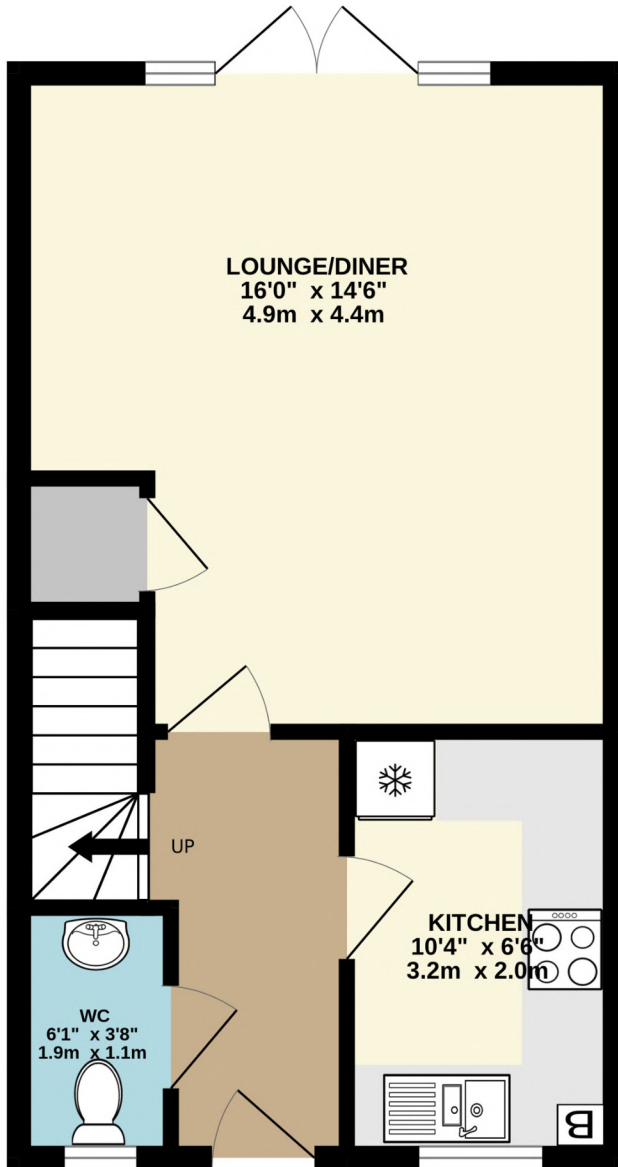
EPC RATING : B



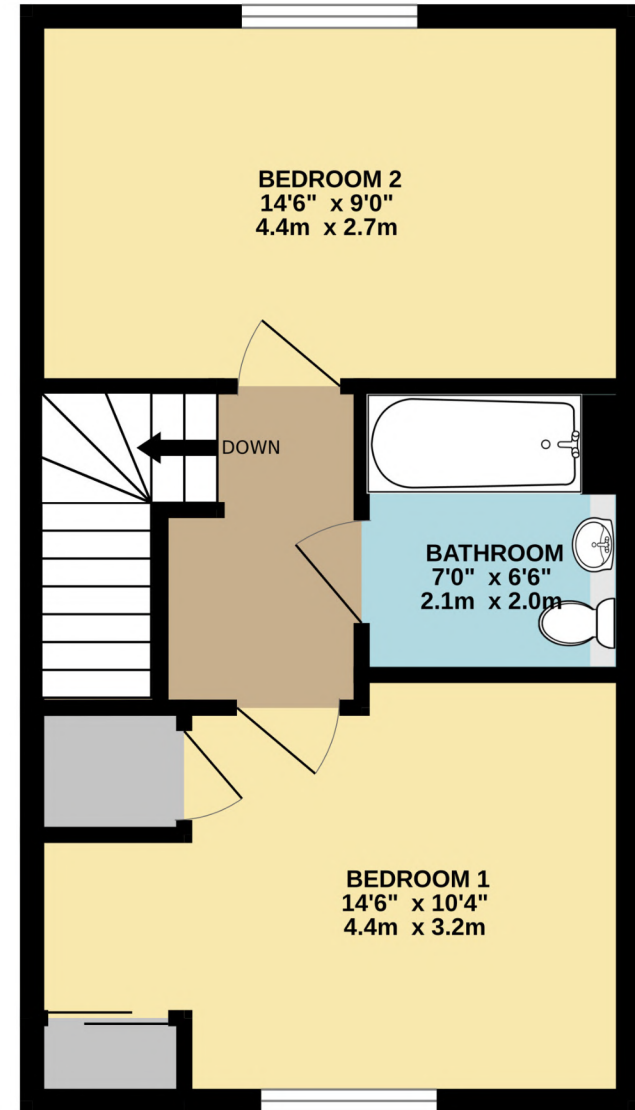
COUNCIL TAX BAND: C

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GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **The Location.**

Situated on the picturesque Kent coast, Whitstable is a charming seaside town that seamlessly blends coastal allure with a vibrant community spirit. Its pebble beaches and historic harbour provide residents with a scenic backdrop for leisurely strolls and seaside activities.

The town boasts a thriving atmosphere, complemented by a diverse range of independent shops, creating a unique and characterful high street experience. Whitstable is renowned for its oysters, seafood and other culinary delights for residents and visitors alike.

Families are drawn to the area not only for its coastal beauty but also for the excellent schools that contribute to the town's sense of community.

With convenient rail links to London, commuting is a breeze, offering the perfect balance between coastal living and easy access to the capital. Additionally, the nearby city of Canterbury adds a touch of historical and cultural richness to the region, making Whitstable a truly desirable and well-connected place to call home.

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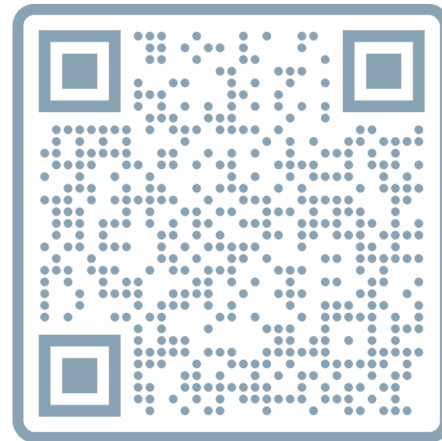


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SCAN FOR A FREE 60 SECOND VALUATION



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