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30 Middle Wall, Whitstable, Kent, CT5 1BJ

£290,000

- Close to Town Centre Location and Stroll to Seafront & High Street
- Unique Terrace House
- Attractively Presented with Two Bedrooms
- Split Level Lounge-Diner with Plenty Light
- Modern Fitted Kitchen
- Residents Car Park

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30 Middle Wall, Whitstable CT5 1BJ

Ideal seaside retreat, investment opportunity or main residence located in the highly fashionable coastal town of Whitstable within minutes of the picturesque sea front and vibrant town centre offering an array of amenities including renowned restaurants, individual boutiques, cafes and bars. Attractively presented throughout, this unique home comprises entrance hall, kitchen with sleek high gloss units, split level lounge and dining room with partially vaulted ceiling and doors to the courtyard garden, two bedrooms and a bathroom. A Westerly facing courtyard garden is a pleasant place to relax or enjoy a sunny day with family and friends. With its ideal central location this home is 0.5 miles from the mainline railway station providing fast and frequent links to both London St Pancras & London Victoria with the A299 easily accessible providing access to the A2/M2.

2 1 2 D

Council Tax Band: C







GROUND FLOOR

Entrance Hallway
Double glazed entrance door to front, double glazed frosted windows to front, stair case to first floor, under stair storage space, marble effect tiled flooring.

Kitchen-Diner
3.4m x 1.98m (11' 2" x 6' 6") Modern kitchen with matching wall and base units with complementary wood effect work surfaces over and with stainless steel sink and drainer unit. Induction four burner hob and electric oven below. Integrated washing machine and fridge/freezer. Wall mounted cupboard housing combination gas boiler. Built-in larder cupboard with shelves. Power points. Space for dishwasher. Marble effect tiled flooring.

Split Level Lounge-Diner
5.49m x 3.86m max points (18' x 12'8 max points)Dining AreaOverlooking the lounge with a glass balustrade and steps down to the lounge. Radiator and marble effect tiled flooring.Lounge AreaVaulted ceiling with two high level windows. UPVC double glazed French doors to the courtyard garden. Radiator and television point. Full height storage cupboard.

FIRST FLOOR

Landing
Access to boarded loft with light.

Bedroom One
3.53m max x 3.23m to front of wardrobes (11'7 max)Two windows to rear. Full height fitted wardrobes with hanging rails and shelves, radiator.

Bedroom Two
4.09m x 1.93m max (13'5 x 6'4 max)Window to front, radiator.

Bathroom
2.13m x 1.88m (7' x 6'2)White suite comprising panelled bath with shower over and glass screen to side, wash hand basin, low level WC. Heated towel rail. Double glazed frosted window to rear. Fully tiled walls and vinyl flooring.

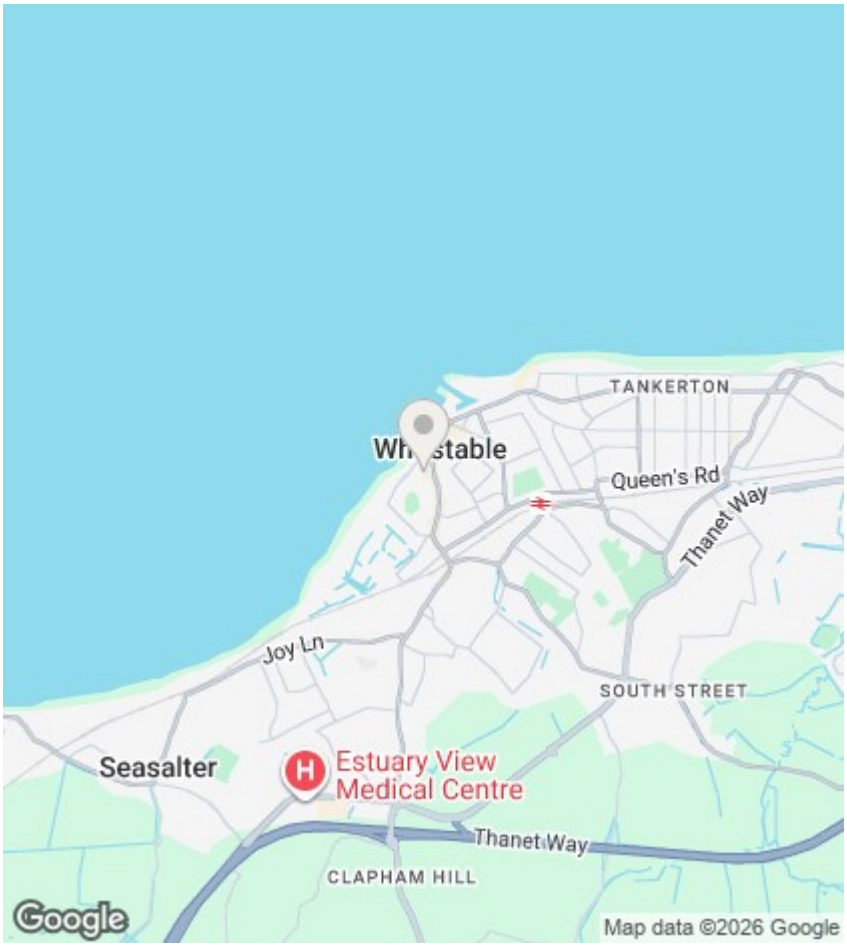
OUTSIDE

Courtyard Rear Garden
Low maintenance paved garden with flower and shrub beds. Exterior light and power point. Pedestrian gate to the residents' parking area. Enclosed with fencing and a brick wall.

Parking
We are advised by the sellers there is one parking space.

COUNCIL TAX BAND C

NB
At the time of advertising these are draft particulars awaiting approval of our sellers.

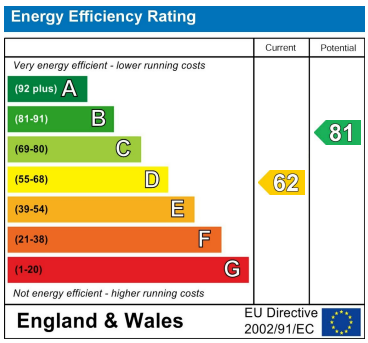


Viewings

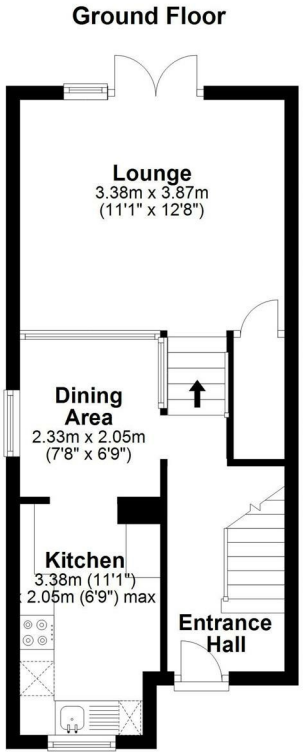
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

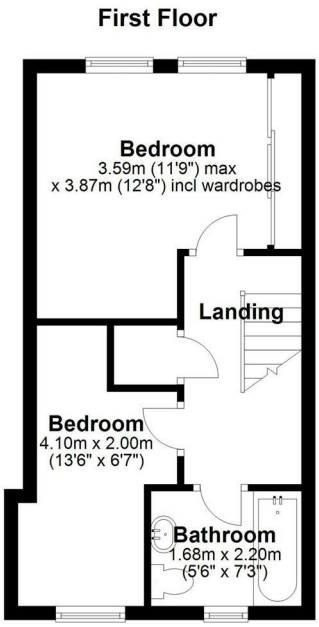
EPC Rating:

D









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