



**Price**  
**£425,000**

**Freehold**

3x  2x  1x 

**Bermuda Road,  
Grasmere Gardens  
(Phase 1), Whitstable,  
Kent, CT5**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Light filled lounge/dining area with French doors
- Bespoke design fitted kitchen with Bosch appliances
- Ground floor cloakroom
- Car port and parking space with an EV charging point
- En suite to the main bedroom

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Kitchen: 13'0 x 8'5 (3.97m x 2.57m)

Living/Dining Room : 18'6 x 13'6 (5.64m x 4.12m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'1 x 11'0 (3.69m x 3.36m)

En Suite Shower room

Bedroom 2: 10'1 x 9'7 (3.08m x 2.92m)

Bedroom 3 : 10'4 x 8'3 (3.15m x 2.52m)

Bathroom

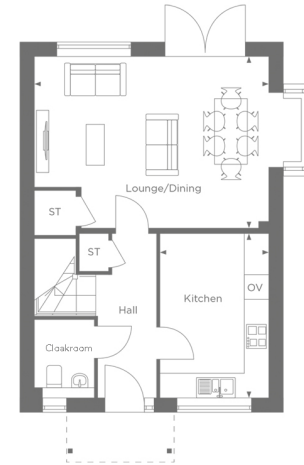
### OUTSIDE

Driveway

Carport

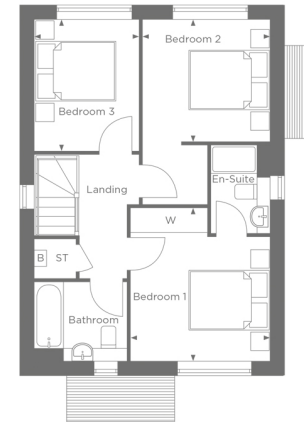
Front Garden

Rear Garden



THE TANSY

Ground Floor (with bay to dining area)  
House Total Area - 96.1sq.m / 1035sq.ft



THE TANSY

First Floor (with bay to dining area)  
House Total Area - 96.1sq.m / 1035sq.ft

**Call Whitstable - 01227 772272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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