



**8 ASHLEY DRIVE**  
**WHITSTABLE**

**£1,200 PCM**

- Well Presented
- Spacious Lounge/Diner

- Three Bedrooms
- Modern Kitchen

## ABOUT

\*WELL PRESENTED BUNGALOW IN QUIET CUL-DE-SAC\* Miles and Barr are pleased to bring to the rental market, this well presented three bedroom semi-detached bungalow located within a short walk to local supermarket and the popular beach. The boutique shops, cafes and restaurants in Whitstable town centre are just a 20/25 minute walk via the popular and scenic sea front promenade. Offering light and spacious accommodation, it comprises hallway, large lounge/diner, two double (both with wardrobes and drawer units) and one single bedroom. There is also a modern white kitchen/breakfast room, plus a bathroom and separate WC. Outside there is a low maintenance rear garden with patio area and access to the garage. To the front there is parking for 2-3 cars and a useful carport. It also benefits Gas Central Heating and Double Glazed. Council tax band D. No smokers or pets.

## LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers.

This town is famous for its working harbour and oysters, which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival.

For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside.

Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

## DESCRIPTION

Lounge/Diner 17'10" x 11'1" (5.44 x 3.40)

Kitchen 10'10" x 9'7" (3.32 x 2.93)

Bedroom One 11'3" x 10'2" (3.44 x 3.12)

Bedroom Two 11'8" x 11'0" (3.58 x 3.37)

Bedroom Three 9'5" x 7'0" (2.89 x 2.14)

Bathroom 6'9" x 5'7" (2.07 x 1.72)

WC 6'3" x 3'6" (1.91 x 1.07)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

