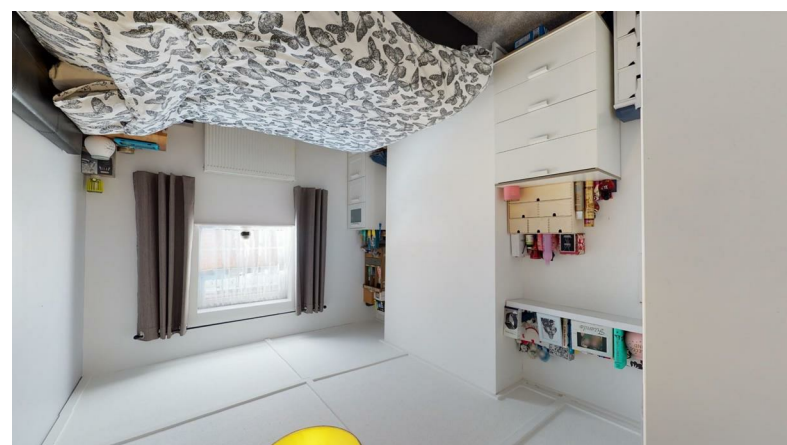
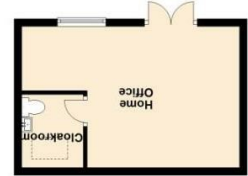


Total area: approx. 99.8 sq. metres (1074.3 sq. feet)



Approx. 88 sq. metres (947.3 sq. feet)



26 KIMBERLEY GROVE  
WHITSTABLE



26 KIMBERLEY GROVE  
WHITSTABLE

£495,000

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

- FIVE BEDROOM DETACHED HOME WITH SUMMERHOUSE
- EXTENDED AND RENOVATED BY CURRENT OWNERS
- CLOSE PROXIMITY TO THE BEACH
- LOCAL AMENITIES NEARBY
- OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS

## 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).

## ABOUT

FIVE BEDROOM DETACHED HOME WITH ANNEXE | EXTENDED AND RENOVATED BY CURRENT OWNERS | CLOSE PROXIMITY TO THE BEACH | LOCAL AMENITIES NEARBY | OFF STREET PARKING | EXCELLENT TRANSPORT LINKS

This bungalow in the sought after Kimberley Grove in Seasalter, has been vastly improved by the current owners to an impeccable standard. The property has a wonderful family space to the rear comprising modern kitchen area/breakfast bar with solid granite worktops, a instant hot water tap, a plumbed in fridge/freezer providing cold water and ice as well as and dining area all situated under a magnificent roof lantern flooding the room with natural light. The living room is also open to this room whilst it can be closed off to provide a more intimate space using the pocket doors. There are a versatile five bedrooms that could easily be changed to provide alternative accommodation if so desired ie a study or dining room etc. There is a contemporary family bathroom and another bathroom located off the utility room to, plus a WC. There is also a detached brick built summer house to the rear of the garden currently being used as a home office with air conditioning, a toilet and hand basin that could easily be turned into an annexe upon installation of a kitchenette, main living area and bedroom. All this whilst being situated within a few minutes to the stunning coastal walks into Whitstable or past the famous Sportsman restaurant towards Faversham.

The property also has other benefits including paved off street parking, a rear garden laid to lawn with garage, and there is double glazing throughout and a combi boiler.

Please view the virtual tour and then to arrange an internal inspection call the Whitstable office of Miles and Barr now on 01227 277 254.

## DESCRIPTION

Entrance

Kitchen/Diner 19'02 x 11'07 (5.84m x 3.53m)

WC 6'06 x 2'11 (1.98m x 0.89m)

Utility Room 12'04 x 4'00 (3.76m x 1.22m)

Lounge 12'08 x 11'07 (3.86m x 3.53m)

Bedroom 8'02 x 7'06 (2.49m x 2.29m)

Bedroom 11'09 x 8'06 (3.58m x 2.59m)

Bedroom 7'09 x 7'10 (2.36m x 2.39m)

Bedroom 7'06 x 6'07 (2.29m x 2.01m)

Bedroom 7'06 x 6'06 (2.29m x 1.98m)

Summerhouse/Office 19'00 x 12'01 (5.79m x 3.68m)

Bathroom 6'02 x 5'08 (1.88m x 1.73m)

Mezzanine 13'00 x 4'04 (3.96m x 1.32m)

External

Off Street Parking

Rear Garden

