



25 SWANFIELD ROAD
WHITSTABLE

OFFERS OVER £425,000

- Semi detached
- Great Location
- Close to the sea front
- Period Home
- Conservation Area
- Two Bedrooms
- Loft Room

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

A RARE STUNNING SEMI DETACHED PERIOD HOME IN THE CONSERVATION AREA

This is an attractive semi detached home that would lend itself perfectly for a number of buyers including family home, commuters, holiday home or investment property. The property has living accommodation comprising of two reception rooms including a lounge and dining room, modern fitted kitchen. Then on the first floor you have a family bathroom with stunning marble tiles, two bedrooms and a loft room.

The property has many benefits the main being the location as you are a short walk to the sea front and vibrant town centre, The rear garden is attractive and mainly laid to lawn with a contemporary style pond and a summer house.

To avoid disappointment an early viewing is highly recommended to appreciate all on offer to arrange a time call the Whitstable office of Miles and Barr now on 01227 277 254.

DESCRIPTION

Entrance

Lounge 12'1 x 11'0

Dining Room 13'0 x 12'1

Kitchen 15'7 x 6'2

First Floor

Bedroom 11'11 x 11'0

Bedroom 10'3 x 8'0

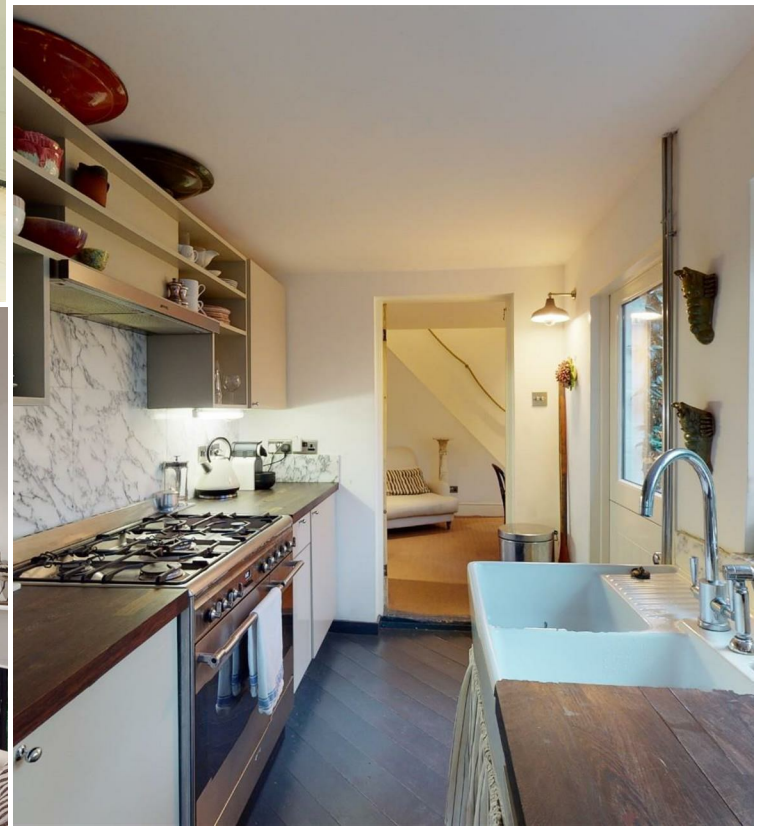
Bathroom 9'3 x 6'2

Loft 17'0 x 8'0

External

Rear Garden

Summerhouse 11'1 x 8'10



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 specific 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