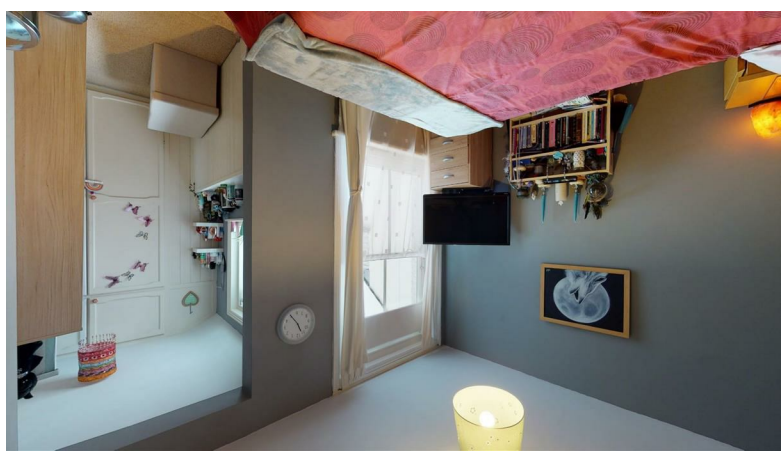
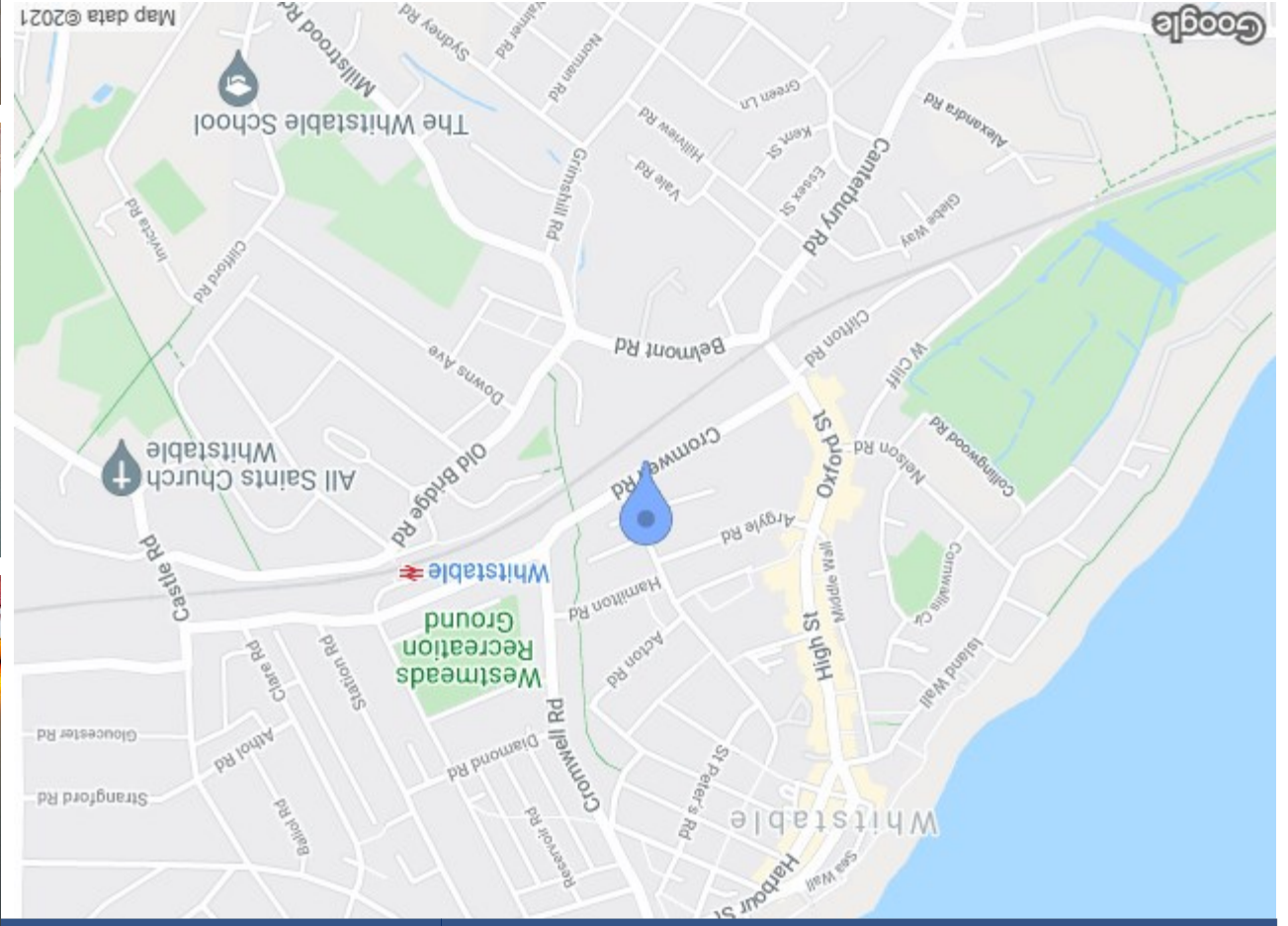


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-121)
Decent	C (61-80)
Below average	D (41-60)
Below average	E (21-40)
Very inefficient - higher running costs	F (1-20)
Very inefficient - higher running costs	G (1-20)



62A CROMWELL ROAD
WHITSTABLE






87 High Street, Whitstable, CT5 1AY
 01227 277254 e whitstable@milesandbarr.co.uk


 ...valuing people, not just property



62A CROMWELL ROAD
WHITSTABLE

£240,000

- NO ONWARD CHAIN
- Own Private Entrance
- Enclosed Rear Garden
- Raised Decking Balcony
- Good Order Throughout

ABOUT

MUST VIEW | FIRST FLOOR FLAT | LARGE REAR GARDEN | NO CHAIN

Situated within easy access to the Whitstable's railway station and town centre is this spacious two bedroom first floor flat having the advantage of its own private entrance, secure private garden with a raised decked balcony. Once inside the entrance hall, you will find a staircase leading to the first floor landing, lounge with feature fireplace, master bedroom with en-suite dressing area, second single bedroom, bathroom and kitchen. There is a rear door off the kitchen leading out onto a raised decked area with steps leading down to a lawned rear garden with side access.

Please view the virtual tour and then arrange your internal inspection by calling the Whitstable office of Miles and Barr on 01227 277254 seven days a week.

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

Entrance

Lounge 14'10 x 11'7 (4.52m x 3.53m)

Bedroom Two 9'8 x 6'3 (2.95m x 1.91m)

Bedroom One 9'11 x 8'2 (3.02m x 2.49m)

Dressing Area 5'10 x 5'9 (1.78m x 1.75m)

Bathroom

Kitchen with Door Out To Raised Deck Area 9'7 x 7'9 (2.92m x 2.36m)

Steps down to Garden Laid to Lawn 50'00 (15.24m)

