

HARVEY 
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& WEST
ESTATE AGENTS



St Marys Grove, Seasalter, CT5

Two bedroom link detached bungalow located on St Mary's Grove just off Preston Parade with a garage, off street parking and a wonderful garden.

£550,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



St Marys Grove, Seasalter

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale this wonderful two bedroom link detached property located on St Mary's Grove in the highly sought after Granville Cliff Estate. Set just behind Preston Parade this lovely home is only 200 yards from the beach front and a short mile and a half walk to the town centre. Well maintained by the current owners this property is one not to be missed.

The property is set back from the road behind a pretty front garden and a driveway which has room for 3 cars. Once through the front door you enter in to a large 'L' shaped central hallway. To the front of the property there are two double bedrooms, with the larger of the two having a built in wardrobe. The family bathroom is fully tiled and fitted with a three piece suite and overhead shower.


The kitchen and dining room are open plan with two large patio doors creating a fantastic bright space. The kitchen is fitted with wall, base and full high units providing plenty of storage. The living room is accessed via the kitchen. This light and airy room also has sliding patio doors leading to the garden.

The beautiful rear garden has been lovingly maintained by the current owners. Accessed via patio doors in the dining area and living room this beautiful garden is bursting with established flower beds and mature trees. There is a great patio area perfect for a garden table and entertaining in the summer months. The garden is enclosed by a wooden fence and had a handy garden shed.

Tenue: Freehold

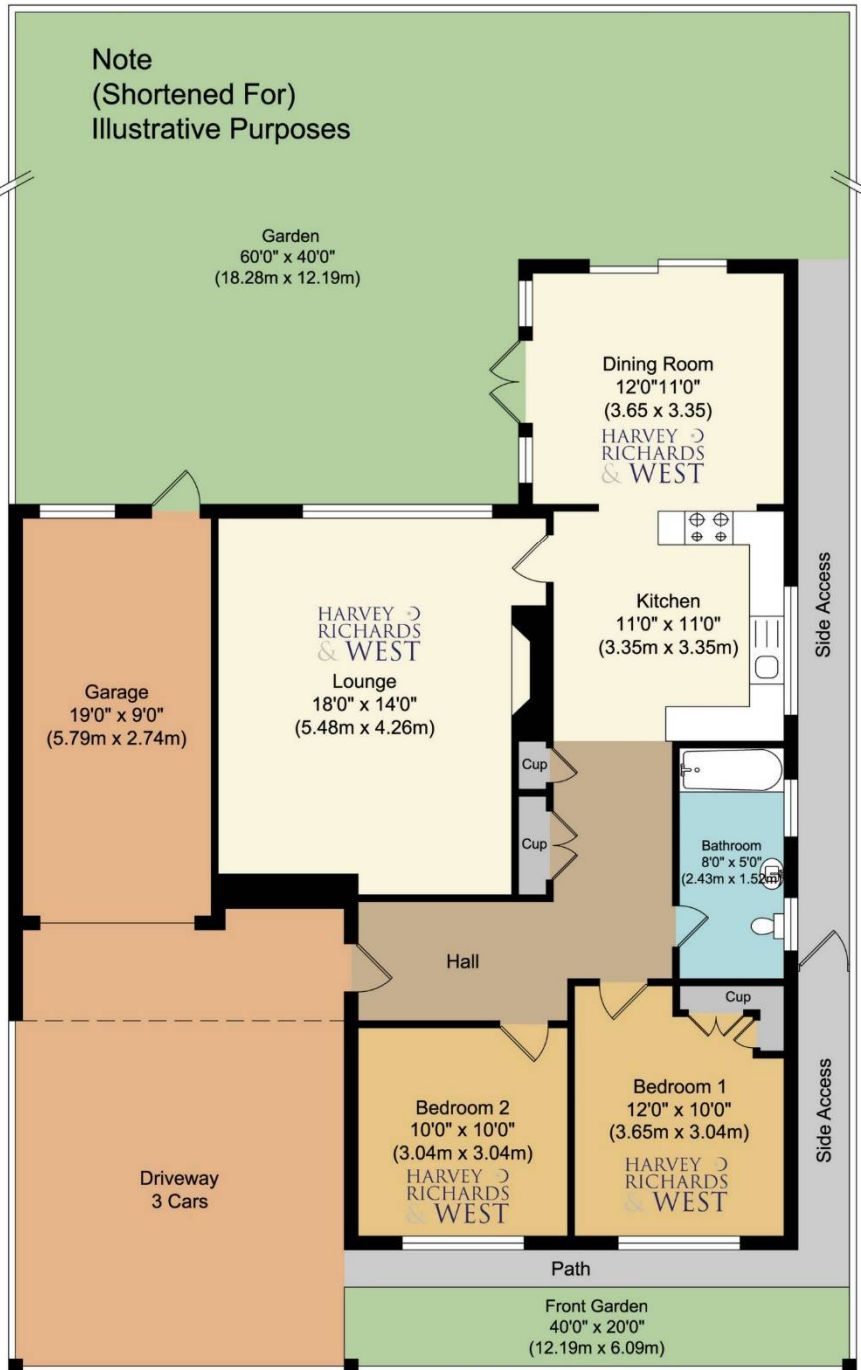
Council Tax: Band C

For more information or to arrange a viewing please call Harvey Richards & West on 01227 771196.









Approximate Floor Area
1131.17 sq. ft.
(105.09 sq. m)

TOTAL APPROX FLOOR AREA 1131.17 SQ. FT. (AREA 105.09 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
www.hrwest.co.uk

Energy performance certificate (EPC)

21 St. Marys Grove Seasalter WHITSTABLE CT5 4AB	Energy rating C	Valid until: 2 February 2033 Certificate number: 0671-3023-6202-5197-7200
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Property type **Detached bungalow**

Total floor area **84 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).