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Newlands, Spire Avenue, Whitstable, CT5

Wonderful three bedroom detached family home with off street parking and a garage/home office.

£500,000



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Newlands, Spire Avenue, Whitstable

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.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.

Harvey Richards & West are delighted to offer for sale for the first time since built this lovely detached three-bedroom property located on Spire Avenue, close to Whitstable town centre. This fantastic family home is arranged over two floors & has been lovingly upgraded & maintained by the current owners. Well positioned close to a number of local amenities and with good connections to the surrounding area this is one not to be missed.

The property is set back from the street behind a good-sized driveway and front garden. Once through the front door you enter in to the main hallway which has plenty of room for shoes and coats. There is a door from the hallway leading out to the garage which has been converted in to a spacious home office which could lend itself to be used as a fourth bedroom. The two main reception rooms are open plan, the main reception room to the front of the property has a lovely bay window creating a light and airy space and the second reception leads through to the conservatory. The extended kitchen is fitted with both base and wall units as well as integrated appliances. This generously proportioned room has plenty of space for a dining table and chairs and includes a wonderful vaulted ceiling with a Velux window creating a bright and airy room. There is also a set of French doors leading out to the garden. Under the stairs there is a useful ground floor W/C and the property is fitted with an alarm system and water softener.

On the first floor there are three bedrooms, two double rooms and a good-sized single room large enough to still take a 4ft double bed. The master bedroom is located to the front of the property and has a large bay window flooding the room with light. The family bathroom is also found on this level and is fitted with a three-piece bathroom suite and overhead shower.

The south facing rear garden is accessed via French doors in the kitchen or through the conservatory. This lovely well-kept garden has a wonderful patio area perfect for outdoor dining during the summer months. Enclosed by a wooden fence and mostly laid to lawn there is also a handy shed for tools, bikes or storage.

Tenure: Freehold

Council Tax: Band D

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





Photo 1



Photo 2



Photo 3



Photo 4

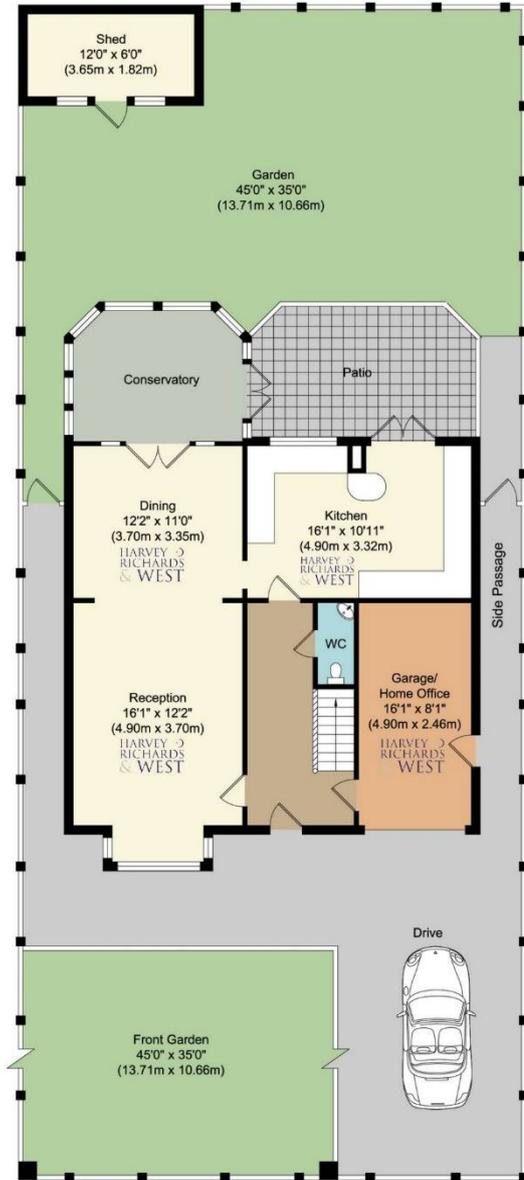


Photo 14

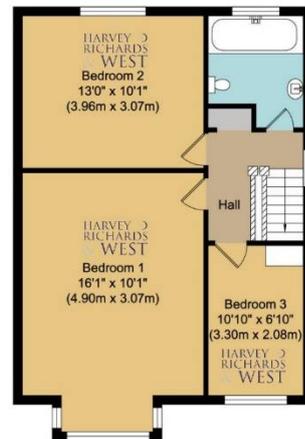


Photo 6

Floor Plan 1



Ground Floor
 Approximate Floor Area
 799.11 sq. ft.
 (74.24 sq. m)



First Floor
 Approximate Floor Area
 566.71 sq. ft.
 (52.65 sq. m)

TOTAL APPROX FLOOR AREA 1365.83 SQ. FT. (AREA 126.89 SQ. M)

Whilst every effort 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

