



FOUNDATION

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18 Kimberley Grove, Seasalter, Whitstable CT5 4AY

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION



Freehold



## 18 Kimberley Grove, Seasalter, Whitstable CT5 4AY

- Splendid Semi-Detached Bungalow
- Large Living Room With Doors To The Garden
- Oak Doors & Neutral Decor
- Extensive Driveway & Garage
- Large 70 Ft Enchanting Rear Garden
- Desirable Location Close To The Beachfront
- Less Than Two Miles To The Centre Of Whitstable
- Amenities & Bus Stop In Close Proximity

### SITUATION:

The property sits in the heart of Seasalter, with its selection of pubs and convenient stores. The award-winning Sportsman restaurant is just a twenty-minute walk along the coast whilst Whitstable is a further twenty to thirty minutes in the opposite direction.

The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes, and international restaurants. The city also offers a fine selection of sporting, leisure, and recreational

amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well-regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.





#### DESCRIPTION:

A splendid two-bedroom semi-detached bungalow set between Seasalter and Whitstable, it enjoys an excellent location with a local shop and bus stop are on your doorstep, whilst the beachfront and vibrant Whitstable town centre are also in close proximity.

The property occupies a generous plot with ample off-road parking, a detached garage and mature 70ft rear garden.

The property is beautifully presented and ready to be occupied without any work, there are quality internal oak doors, neutral décor, newly laid carpets and a well-appointed kitchen and bathroom.

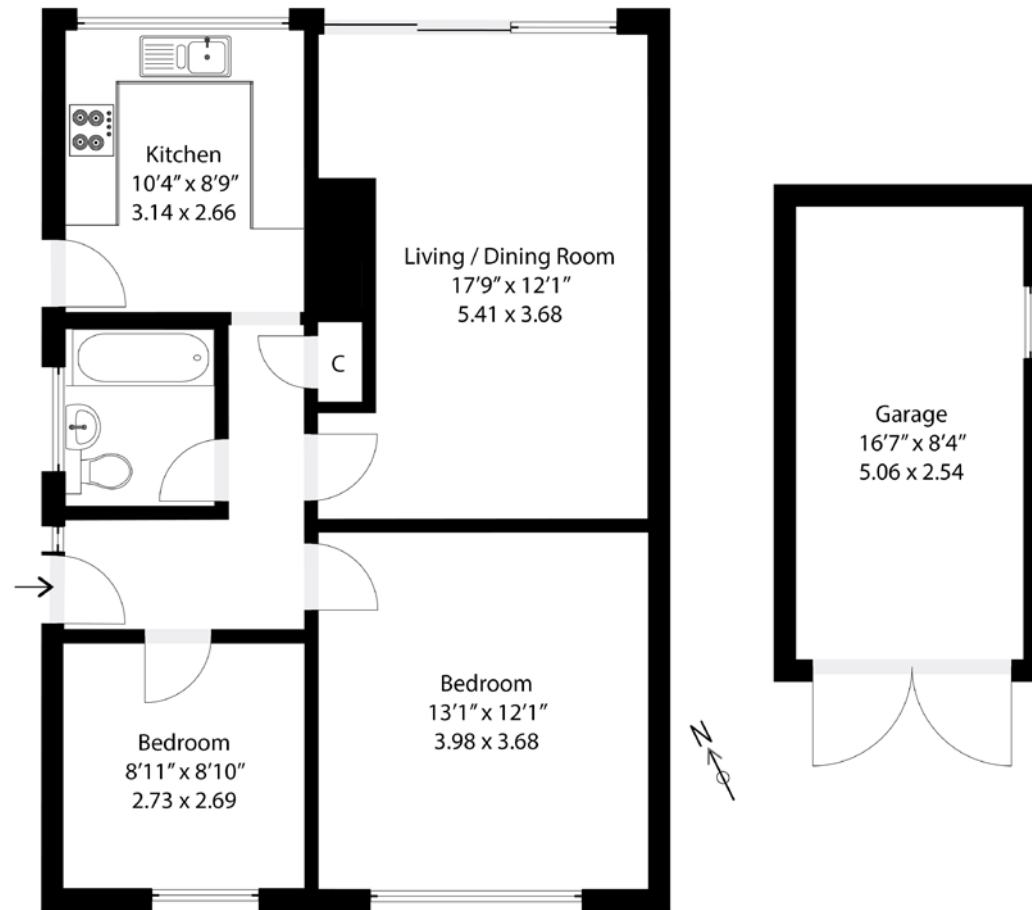


#### OUTSIDE:

The entrance is to the side of the property and a modern double glazed front door opens into an entrance hall, this leads to two double bedrooms which sit to the front of the property whilst the living room is at the rear and benefits from direct access to the garden via the triple glazed doors.

The kitchen breakfast room has an array of units which integrates a sink, oven and gas hob and also overlooks the garden whilst a door offers access to the side of the property.

There is an enchanting rear garden which can be accessed via the kitchen or living room, with raised decking spilling out to the large expanse of lawn which has several young trees offering delicate shade in this particularly wonderful haven.



TOTAL FLOOR AREA: 807 sq. ft (75 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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