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8 Royal Native Way, Whitstable, CT5 4UE

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



8 Royal Native Way, Whitstable, CT5 4UE

- Striking Detached Residence
- Open Plan Kitchen Dining Room
- Modern Integrated Kitchen
- Three Double Bedrooms
- Main bathroom & Ensuite Shower Room
- South Easterly Facing Garden
- Integral Garage – Potential To Convert STPC
- Short Walk To Whitstable Beach

SITUATION:

Royal Native Way is perfectly positioned in an exclusive development in Whitstable, close to a small selection of shops and public houses. The beach can be reached within a 20 minute walk whilst the bustling town of Whitstable and its old high street is a little further.

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 beautifully presented three-bedroom detached residence, originally built in the early 2000s and significantly enhanced in recent years.

This stylish home features open-plan living areas that offer a wonderful sense of space and light, with clearly defined zones for dining, relaxing, and cooking.

Desirably located on Royal Native Way, on the edge of the sought-after seaside town of Whitstable, the property is less than a ten-minute walk from the nearest beach and just moments from a wide range of local amenities.

Offering over 1,000 sq. ft. of artistically styled living space, the accommodation includes an integral garage with potential to be converted into an additional living area or even a fourth bedroom (subject to planning consent).



The front door opens into a welcoming entrance hall with a cloakroom and stairs to the first floor. To the left, a dual-aspect, bay-fronted sitting room connects seamlessly to the kitchen-dining area via an attractive arched opening.

The kitchen has been thoughtfully designed with a breakfast bar providing natural division. White gloss cabinetry is paired with oak worktops and metro-style tiling, while integrated appliances include a dishwasher, washing machine, double oven, and electric hob.

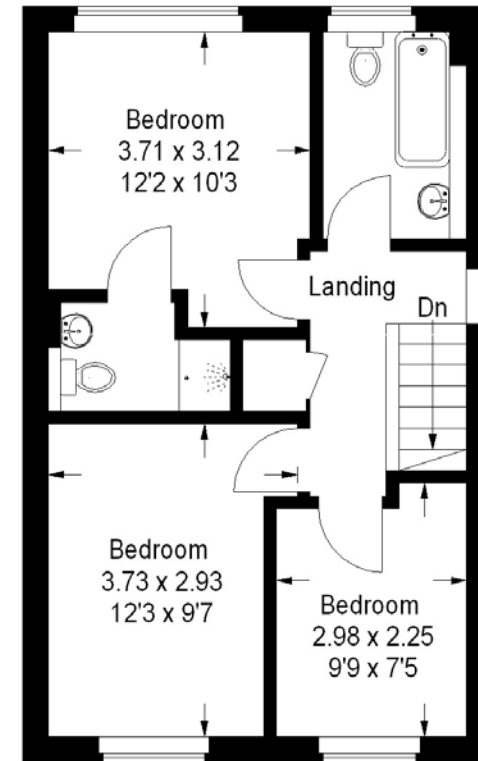
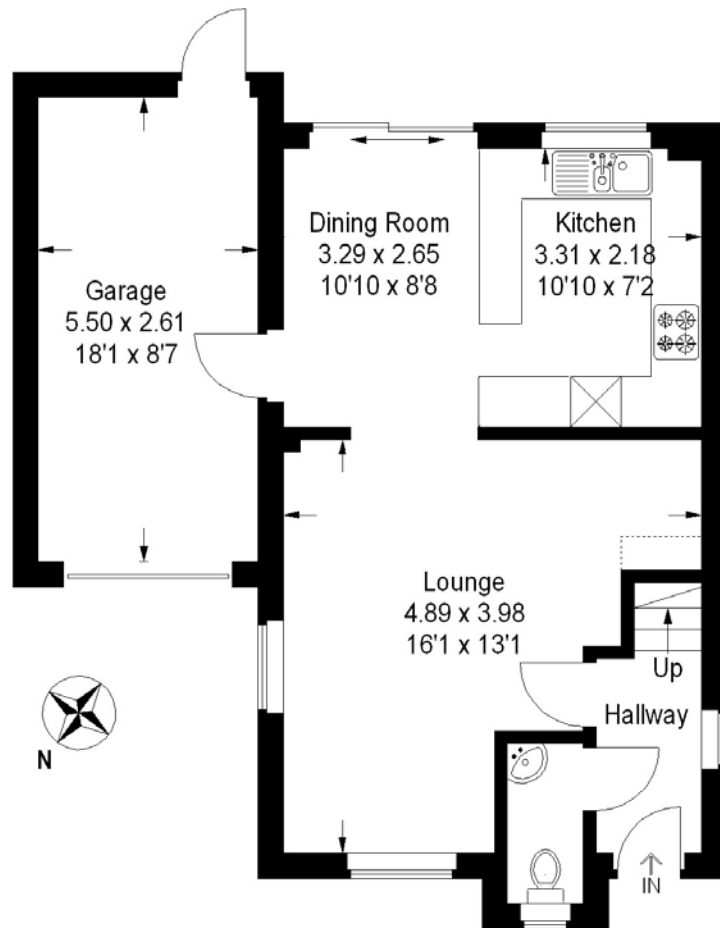
French doors open out to a south-easterly facing rear garden, and a further door provides internal access to the garage.

Upstairs, the first floor offers three generously sized double bedrooms and a well-appointed family bathroom. The main bedroom benefits from an en-suite shower room and is currently used as a home office.

Outside:

The garden is well established, featuring a mix of shrubs, young trees, and a meadow-style lawn. A pergola has been adapted to create a secure patio, which could easily be removed if desired.

To the front, there is a private driveway, which leads to the garage which is integral to the house and could be converted into additional living accommodation STPC



TOTAL FLOOR AREA: 1072 sq. ft (99 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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