



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



32, Sunshine Corner Avenue, Aylesham, Canterbury, CT3 3EN

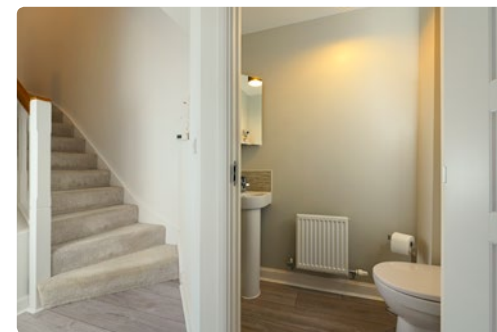
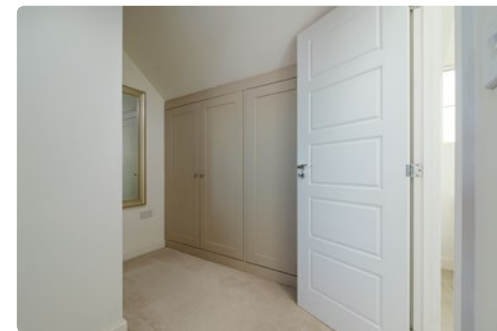
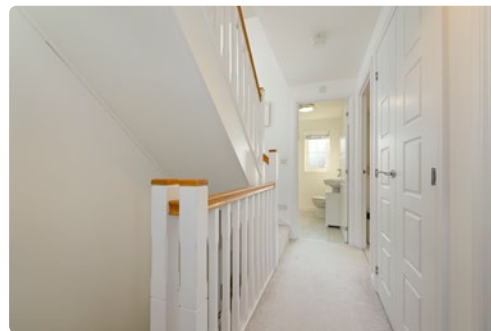
4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



32, Sunshine Corner Avenue, Aylesham, Canterbury, CT3 3EN

- A Stylishly Presented Semi-Detached Home
- Over 1300 Sq.Ft Divided Over Three Floors
- Creative Décor & Neutral Tones
- Open Plan Living Area With French Doors
- Sleek Kitchen Breakfast Room
- Four Bedrooms & Two Bathrooms
- Enclosed Garden & Double Garage
- Close To The Cathedral City Of Canterbury



SITUATION:

Aylesham is a thriving village in East Kent, conveniently situated between Canterbury and Dover. Originally developed as a mining community, it has grown into a well-connected residential area offering a strong sense of community, local shops, schools, and amenities, all surrounded by beautiful countryside and with easy access to the A2 and mainline rail services to London.

The nearby historic city of Canterbury offers a rich blend of culture, heritage, and modern convenience. Famed for its stunning cathedral and charming cobbled streets, the city provides an excellent range of shopping, dining, and leisure facilities. Canterbury is also renowned for its outstanding educational opportunities, including highly regarded state and independent schools such as The King's School and Simon Langton Grammar Schools, as well as higher education at Canterbury Christ Church University and the University of Kent. Excellent transport links

connect the city to London via high-speed rail, as well as to the Kent coast and surrounding countryside.

Wingham, just a few miles from Aylesham, is a picturesque and historic village known for its charming period properties, traditional pubs, and welcoming community, all set amid beautiful Kent countryside.

Sandwich, located around eight miles from Aylesham, is one of England's best-preserved medieval towns, rich in history and character. Its winding streets are lined with timber-framed buildings, independent shops, and inviting cafés, creating a delightful atmosphere. The town also offers excellent amenities, riverside walks, and nearby golf courses, including the world-famous Royal St George's Golf Club.



DESCRIPTION:

An elegantly presented four-bedroom, semi-detached home offering over 1,300 sq. ft. of sleek, contemporary accommodation, complemented by a desirable rear garden and a separate garage.

Built in 2019 by the renowned developer Barratt Homes, the property is situated in a highly sought-after location just a few miles from the historic cathedral city of Canterbury. The current owners have a keen eye for detail and a flair for interior design, evident throughout the beautifully finished home.

Bespoke joinery and calm, neutral décor create a sense of understated elegance that truly sets this property apart.



The front door opens into a welcoming entrance hall with a cloakroom and stairs rising to the first floor. To the left is a delightful kitchen/breakfast room, fitted with a range of contemporary units and integrated appliances, including a cooker, induction hob, and stainless-steel sink with mixer tap.

To the rear of the property is an impressive open-plan living space, thoughtfully arranged with clearly defined areas for both relaxing and dining. French doors open directly onto the garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

The first floor comprises a well-appointed family bathroom and three generously proportioned bedrooms, one of which features stylish decorative panelling.

Occupying the entire second floor is the principal suite, flooded with natural light from skylight windows. Bespoke fitted wardrobes have been installed, along with a sleek en-suite bathroom.

OUTSIDE:

The rear garden is neatly arranged and predominantly laid to patio, offering a low-maintenance space ideal for entertaining. There is ample room for alfresco dining and outdoor cooking.

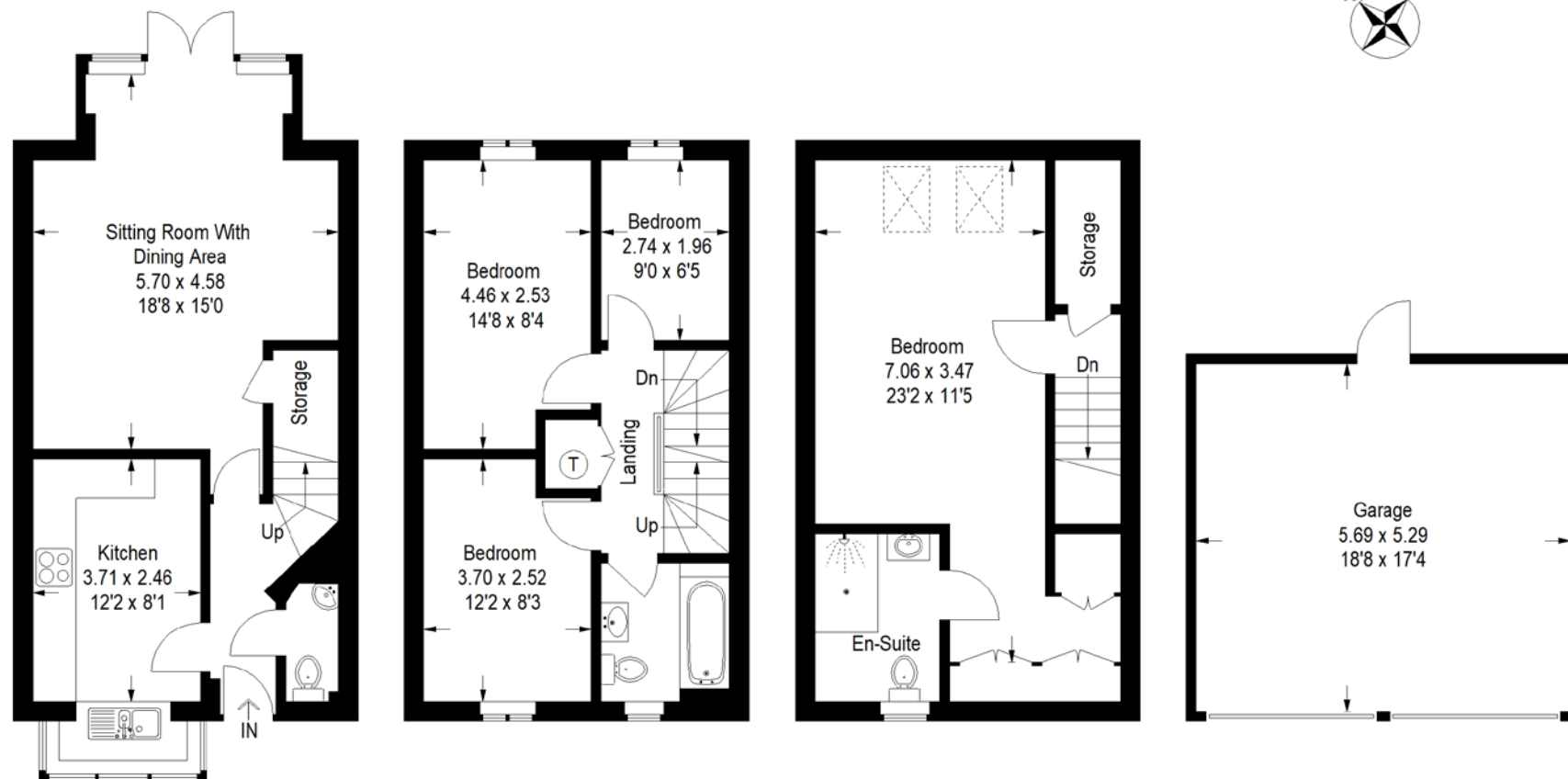
A gate from the garden provides direct access to the garage, which has been further enhanced with useful roof storage.







32 Sunshine Corner Avenue, Aylesham, Canterbury, CT3 3EN



TOTAL FLOOR AREA: 1629 sq. ft (151 sq. m)
HOUSE: 1304 sq. ft (121 sq. m)
GARAGE: 325 sq. ft (30 sq. m)



EPC RATING
B



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected
Maintenance Charge £128 per annum

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

