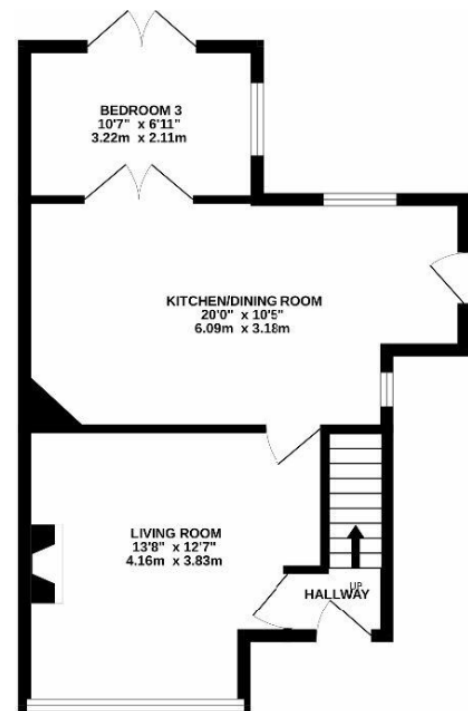


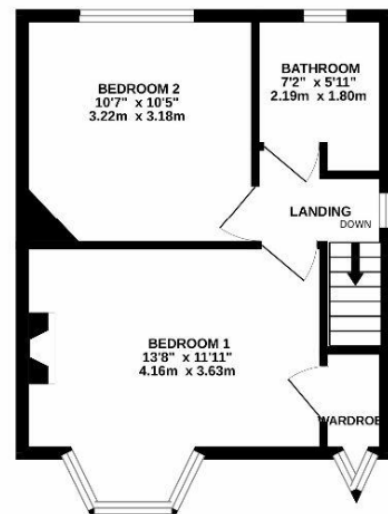


KE

**Ground Floor**  
448 sq.ft. (41.6 sq.m) approx



**First Floor**  
333 sq.ft. (31.0 sq.m) approx



40 ST JOHNS ROAD, WHITSTABLE, KENT.  
CT5 2RH

**£325,000**  
**Freehold**



## ABOUT THE PROPERTY

Located in the popular seaside town of Whitstable situated within walking distance of the beach, local cafes and popular micropubs, this beautiful family home must be viewed. Step outside and be greeted by a good-sized rear garden with southerly aspect it is an ideal spot for sun worshippers to lounge and relax.

Positioned near Tankerton slopes where you can enjoy the famous colourful beach huts along the promenade and shingle beaches leading to the renowned Whitstable town. Whitstable is famous for its working harbor and oysters, which have been collected in the area since Roman times and celebrated at the annual Whitstable Oyster Festival. Enjoy the vibrant atmosphere as you explore the art galleries, water sport facilities, and independently run restaurants, boutiques, and cafes that line the lively high street. The town offers a wealth of entertainment and experiences for all. For those who enjoy outdoor activities, the Crab and Winkle Way offers an exceptional opportunity. This historic route, one of the earliest passenger railways and the first-ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable. It has now been transformed into a popular walking and cycle route, taking you through picturesque woods and countryside. Immerse yourself in nature and enjoy the scenery as you traverse this unique pathway. This family home is not to be missed, offering the perfect blend of convenience, coastal living, and entertainment. Don't hesitate to contact us today to arrange a viewing.

## FEATURES

- Just A Few Minute's Stroll From The Beach
- Walking Distance To Chestfield Railway Station
- Lovely, Sunny Rear Garden
- Family Kitchen-Diner With Modern Fitted Kitchen
- Original 1930's Semi

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Ground Floor

### Entrance Hall

Front entrance door, stairs to first floor.

### Lounge

13' 8" x 12' 7" (4.17m x 3.84m) Double glazed window to front, feature fireplace, radiator, television point, wooden flooring.

### Kitchen/Dining Room

20' 0" x 10' 5" (6.10m x 3.17m) Attractive fitted kitchen in high gloss units with complimentary worktops, six burner gas hob with extractor canopy over, space and plumbing for washing machine, wall mounted gas boiler, tiled flooring, double glazed window to rear, door to side leading to the garden, open plan arrangement to dining room.

The dining room has a feature fireplace, radiator and double doors to.

### Bedroom Three

10' 7" x 6' 11" (3.23m x 2.11m) Double glazed window to side, double glazed door to garden.

## First Floor

### Landing

Double glazed window to side.

### Bedroom One

13' 8" x 11' 11" (4.17m x 3.63m) Double glazed bay window to front, built in double wardrobe.

### Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m) Double glazed window to rear, radiator.

### Bathroom

7' 2" x 5' 11" (2.18m x 1.80m) Modern bathroom with free standing bath, pedestal wash hand basin set in vanity unit, low level WC, heated towel rail, tiled walls, wood effect flooring.

## Outside

### Rear Garden

Formal lawn with established trees and shrubs with an area of AstroTurf, garden shed, access to front, outside tap and exterior lighting.

### Front Garden

Herringbone design block paved driveway providing off road parking.

## Council Tax Band C

### NB

At the time of advertising these are draft particulars awaiting approval from our sellers.

