



**WHITSTABLE**

**Guide Price £475,000 Freehold**

  
**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY



3 and 3A Beresford Road  
Whitstable  
Kent  
CT5 1JP

**DESCRIPTION**

3 Beresford are a pair of eco-friendly semi-detached three-bedroom homes, built to a high-quality and standard and comes with a builders 10-year warranty.

Construction is attractive red brick, slate tiled roofs, sash double glazed windows, doors, Roof Dorma's and full height Velux balcony window off the master bedroom.

These Lovely contemporary homes are not just beautifully finished with high quality and stylish fixture and fittings. They have a high energy rating to comply with moder day living, which includes underfloor heating to ground floors, complimented by radiators to first and second floor, along sola panelling.

Arranged over three floors to optimise space these stunning homes comprise, to the ground floor. Entrance Hall, WC and separate good size utility room, along with superb open plan stylish bespoke kitchen/ dining room, with patio doors opening on to the rear gardens.

To the first floor has the sitting room two bedrooms and family bathroom.

The second floor occupies the double aspect master bedroom, with an impressive Velux balcony window overlooking the rear garden, along with a beautifully en suite shower room, with quality Roca fittings.

**OUTSIDE**

To the front of the property has an attractive ornamental wall, with wrought fencing and gate, pathway leads to front entrance.

Rear gardens are all enclosed, with a sun terrace, 3G turf, outside lighting and water tap, garden shed, rear gate gives easy access, to the parking area, boundaries are all enclosed with attractive timber fencing.

**Designed by Clague Architect's and built by GWM Construction.**



### ACCOMMODATION

- Arranged over three floors
- Three bedrooms
- En suite to master bedrooms
- Family bathrooms
- Kitchen /dining room for contemporary style living
- Utility rooms
- WC
- Gardens
- Allocated parking
- Underfloor heating to ground floor complimented with radiators to first and second floors
- Sola pannells

### JOINERY KITCHEN/UTILITY ROOMS

- Beautifully fitted bespoke kitchens
- Attractive high quality worksurfaces
- Integrated appliances
- Electric ovens/microwave
- Fridge/freezer
- Dishwashers

### QUALITY BATHROOMS

- Contemporary and stylish Roca bathroom suits
- En-suites to Master Bedrooms with Roca fittings
- Attractive tiling

### HEATING, INSULATION & WATER SERVICES

- Gas central heating
- Mains drainage
- Mains electricity
- Underfloor heating, sola pannells

### ENTERTAINMENT & COMMUNICATIONS

- Wiring for satellite at all TV ariel points
- Fibre broadband

### EXTERNAL WINDOWS/DOORS & INTERNAL JOINERY

- Sash double glazed windows, Dorma and full height Velux Windows
- Composite entry doors

### ELECTRICAL

- Smoke alarms, wired to mains
- LED ceiling and work top lighting
- Brush chrome sockets and switches
- Dimmer switches to the ground floor

### FINNISHING TOUCHES

- Carpeting to first and second floors.
- LVT flooring to throughout the ground floor
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### EXTERNAL FEATURES

- Landscaped gardens
- Two Private parking spaces



## SITUATION

Beresford Road is located just a short walk to the cosmopolitan sea side town of Whitstable on the North Kent Coast  
Famous for its Oysters a Festival is held every July to celebrate the town's signature delicacy.

The town's shingle beach and working harbour are centres for activity, with fishermen's huts, independent stalls, galleries, and shops.  
The town has a vibrant arts scene, with many artisans and crafts concentrated in the Harbour Village and across the town.

The quaint High Street, and the harbour area are lined with a variety of individual shops excellent choice of restaurants' cafés and bars and individual shopping.

The Historical City of Canterbury with its many cultural interests, excellent shopping centre, good choice of schools in both the state and private sectors, colleges and universities is about 8 miles away.

Recreation facilities in and around the area include sports centres and swimming pools, excellent choice of golf courses. Fishing and water sports can be found along the coast. or take a scenic walk or cycle on the Crab and Winkle Way trail.

Transport links are also good, with railways station with services into London, a bus route operates to neighbouring town and the City of Canterbury. The A2 gives easy access onto the M20, M25, and M2 motorway networks.

## PROPERTY INFORMATION

**Services:** Mains All mains' services are connected.

**Local Authority:** Canterbury City council

**Council Tax Band:** TBA

## \*AGENTS NOTE

The above specifications are subject to change and can do so without prior notification.

**Reservation** fee is £1000, none refundable

If you wish to choose your own kitchen and tiling a higher deposit is required.

Please also note that all images in the brochure and websites are computer generated images.

## VIEWINGS

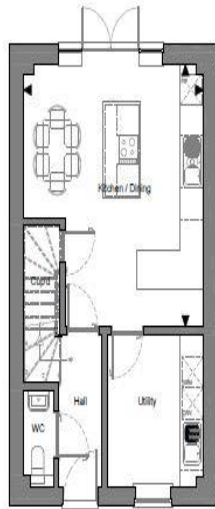
Strictly by appointment through Whitney Homes

E: [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)

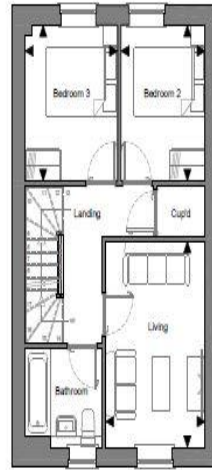
T:01303262853

W: [www.whitneyhomes.co.uk](http://www.whitneyhomes.co.uk)

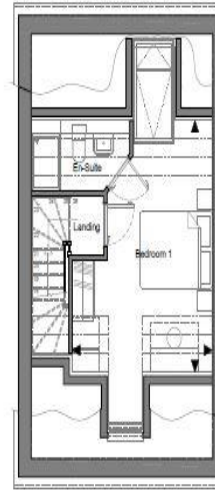




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plots 3A & 3B

| Ground Floor      |                           |                           |
|-------------------|---------------------------|---------------------------|
|                   | Dimensions (m)            | Dimensions (ft)           |
| Kitchen/Dining    | 5.015 x 5.065             | 16' 5" x 16' 7"           |
| <b>Total Area</b> | <b>40.8 m<sup>2</sup></b> | <b>439 ft<sup>2</sup></b> |

| First Floor       |                           |                           |
|-------------------|---------------------------|---------------------------|
|                   | Dimensions (m)            | Dimensions (ft)           |
| Living            | 2.770 x 3.970             | 9' 1" x 13'               |
| Bedroom 2         | 2.345 x 3.000             | 7' 8" x 9' 10"            |
| Bedroom 3         | 2.575 x 3.000             | 8' 5" x 9' 10"            |
| <b>Total Area</b> | <b>36.0 m<sup>2</sup></b> | <b>388 ft<sup>2</sup></b> |

| Second Floor      |                           |                           |
|-------------------|---------------------------|---------------------------|
|                   | Dimensions (m)            | Dimensions (ft)           |
| Bedroom 1         | 3.895 x 4.835             | 12' 9" x 15' 10"          |
| <b>Total Area</b> | <b>18.1 m<sup>2</sup></b> | <b>195 ft<sup>2</sup></b> |



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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