



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£375,000**

**Freehold**

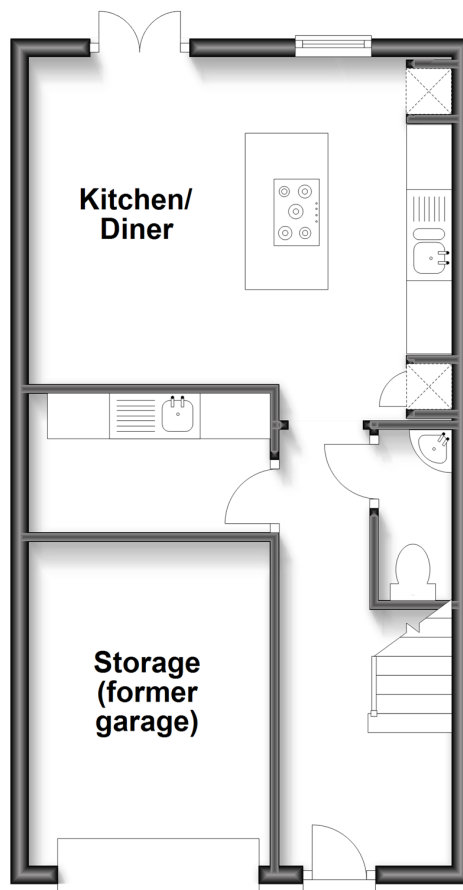
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**Aurelie Way,  
Whitstable, Kent, CT5**

*Wards*  
Helping you move forwards

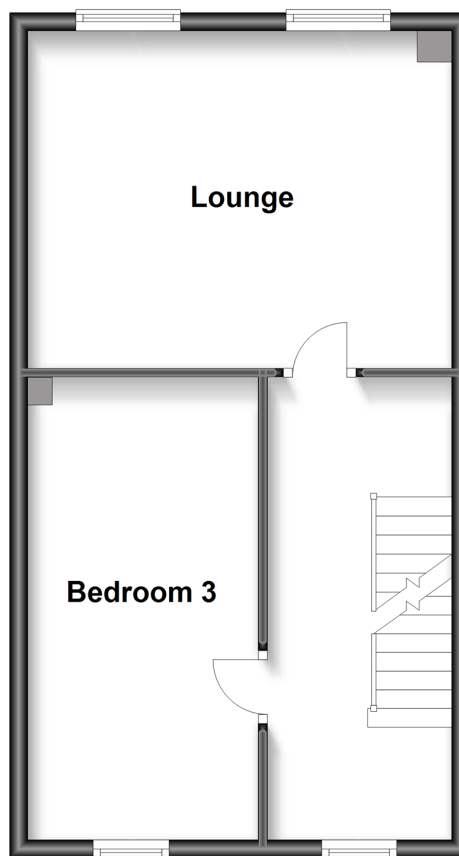
## Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



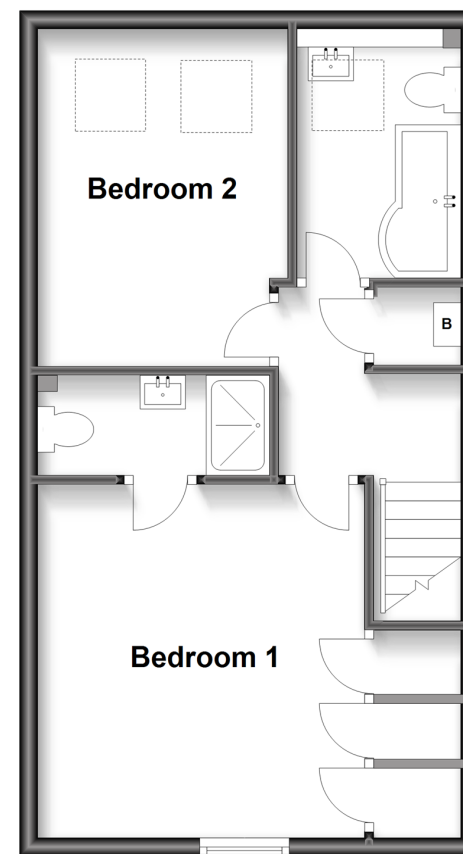
## First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



## Second Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hall  
Cloakroom  
Kitchen/Diner: 15'3 x 11'7 (4.65m x 3.53m)  
Utility Room: 8'1 x 5'10 (2.47m x 1.78m)  
Integral Garage

### FIRST FLOOR

Landing  
Lounge: 15'4 x 12'2 (4.68m x 3.71m)  
Bedroom 3: 16'5 x 8'4 (5.01m x 2.54m)

### SECOND FLOOR

Landing  
Bedroom 1: 12'6 x 12'0 (3.81m x 3.66m)  
En-Suite Shower Room  
Bedroom 2: 12'0 x 9'10 (3.66m x 3.00m)  
Bathroom: 8'9 x 5'9 (2.67m x 1.75m)

### OUTSIDE

Drive  
Rear Garden





## Main features

- Spacious town house located within this very quiet cul-de-sac
- Stunning Kitchen/Diner with attractive island and breakfast bar
- The garage has been shortened to create a utility room
- Cloakroom, En-Suite and family bathroom
- Driveway and allocated parking space



### Nearest Schools

Primary Schools: Whitstable Junior School 1.0 miles, St Mary's Catholic Primary 1.1 miles, Joy Lane Primary 1.1 miles  
Secondary Schools: The Whitstable School, Whitstable 0.4 miles, Herne Bay High School 3.2 miles



### Transport Information

Train Stations: Whitstable 0.9 miles, Chestfield & Swalecliffe 1.5 miles, Herne Bay 3.5 miles



### Address

Aurelie Way, Whitstable, Kent, CT5



### Directions

For directions to this property please contact us.



Call Whitstable Branch 01227 772272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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