



**Price**  
**£375,000**

**Freehold**

2x  1x  2x 

**Hamilton Road,  
Whitstable, Kent, CT5**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented house
- Open-plan kitchen/diner offers a fabulous social space
- Located in the heart of Whitstable, a short walk to all amenities
- New central heating installed in 2021
- New Howdens kitchen with oak worktops and open shelving fitted in 2021

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 15'2 x 12'11 (4.63m x 3.94m)

Kitchen: 15'5 x 9'2 (4.70m x 2.80m)

Dining Area: 15'0 x 9'10 (4.58m x 3.00m)

### FIRST FLOOR

Landing

Bedroom 1: 16'2 x 10'3 (4.93m x 3.13m)

Bedroom 2: 12'2 x 8'2 (3.71m x 2.49m)

Family Bathroom

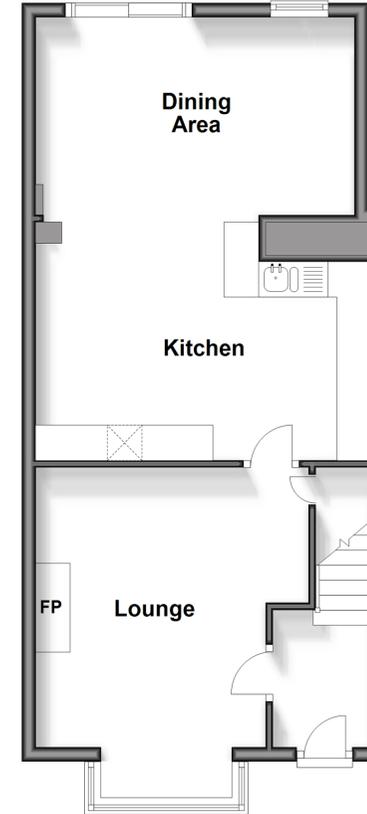
### OUTSIDE

Front Garden

Rear Garden

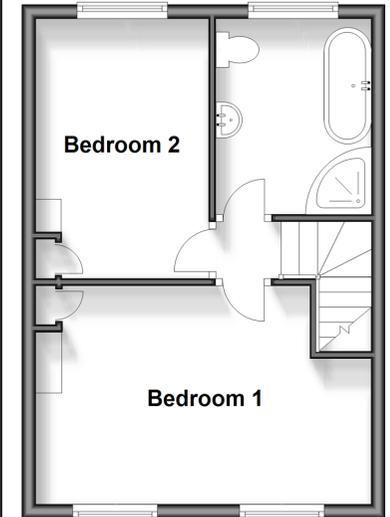
### Ground Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Call Whitstable - 01227 772272 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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