



9 SHIPWRIGHTS LEE, ISLAND WALL, WHITSTABLE CT5 1EW
£625,000

Winkworth



Shipwrights Lee is a lovely courtyard development situated in the desirable Island Wall area, just seconds away from the beach and with an enclosed parking space.

Within this mews style development this property is a detached well presented cottage with its own secure private place and the beach on the doorstep yet just out of reach from the busy fashionable town centre of Whitstable which is just a short stroll away.

This property is a cosy residence which is ideally situated to enjoy all Whitstable has to offer, it benefits from three bedrooms and an en-suite.

Downstairs is a stylish kitchen 8' 4 x 12' 9 (2.54m x 3.89m) with white goods included, a spacious lounge 15' 8 x 15' 9 (4.78m x 4.80m) and a separate dining room 10' 0 x 10' 4 (3.05m x 3.15m). There is also a downstairs cloakroom.

Upstairs there are three bedrooms, with the double room to the rear of the property. There is also an en-suite shower, in addition to a main bathroom.

Bedroom 1: 10' 2 x 12' 1 (3.10m x 3.68m)

En-suite 3' 2 x 8' 0 (0.97m x 2.44m)

Bedroom 2: 8' 5 x 14' 8 (2.57m x 4.47m)

Bedroom 3: 6' 11 x 9' 11 (2.11m x 3.02m)

Bathroom: 5' 2 x 8' 9 (1.57m x 2.67m)

Outside there is a fully enclosed courtyard garden with decking and a pedestrian gate which leads to the parking area enclosed by double gates.

Please note all measurements are approximate.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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