

CHRISTOPHER HODGSON



**Whitstable**

**£525,000** Freehold

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& CITY LIVING

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# Whitstable

## *49 Seymour Avenue, Whitstable, Kent, CT5 1SA*

A significantly extended and beautifully presented semi-detached family home in a desirable central location, just 160 metres from Whitstable's mainline railway station, and a short stroll to the High Street which offers a wide variety of independent shops and highly regarded restaurants.

The spacious and versatile accommodation extends to 1470 sq ft (136 sq m) and is arranged to provide an entrance porch, entrance hall, a large sitting room with wood burning stove, a contemporary kitchen, dining room, a utility room, conservatory, and a large shower room. To

the first floor there are four double bedrooms, and a stylish bathroom.

The rear garden has been designed for ease of maintenance and extends to 33 ft (10 m) incorporating a raised decked seating area. A block paved driveway provides off-street parking for a number of vehicles.



### LOCATION

Seymour Avenue is a popular residential location in close proximity to central Whitstable being accessible to shops, bus routes and train station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 20'0" x 17'3" (6.10m x 5.27m)
- Dining Room 14'4" x 9'5" (4.37m x 2.87m)

- Kitchen 15'9" x 7'6" (4.81m x 2.28m)
- Utility Area 17'1" x 5'11" (5.20m x 1.80m)
- Conservatory 9'9" x 9' (2.97m x 2.74m)
- Shower Room

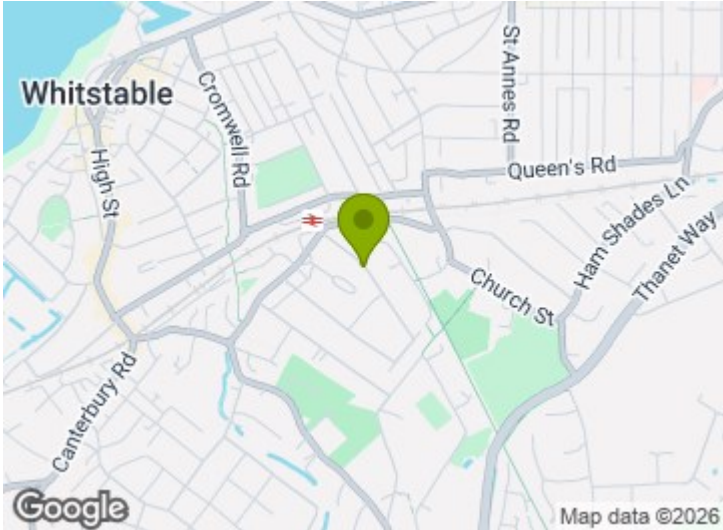
#### FIRST FLOOR

- Bedroom 1 11'10" x 11'0" (3.60m x 3.36m)
- Bedroom 2 14'4" x 8'1" (4.37m x 2.46m )
- Bedroom 3 11'9" x 8'1" (3.58m x 2.47m)
- Bedroom 4 11'0" x 7'9" (3.35m x 2.36m )
- Bathroom
- Cloakroom

#### OUTSIDE

- Garden 33' x 32' (10.06m x 9.75m )







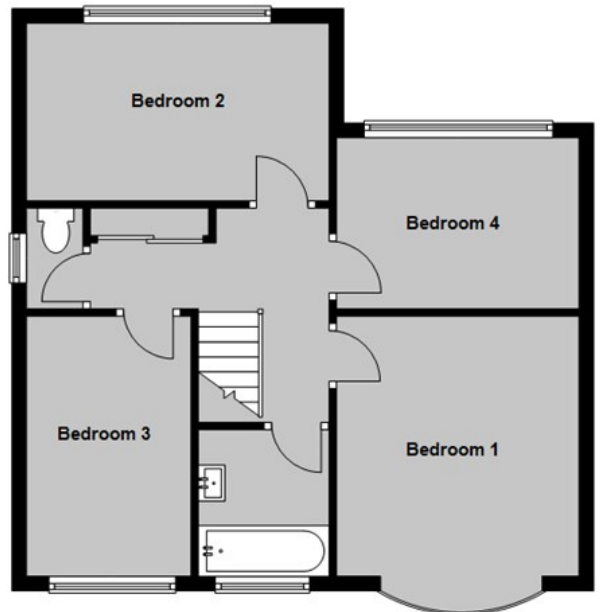
### Ground Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 136.7 sq. metres (1470.9 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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| Energy Efficiency Rating                          |    | Current    | Potential |
|---------------------------------------------------|----|------------|-----------|
| Very Energy Efficient - Lower running costs       | A+ |            |           |
| Energy Efficient                                  | A  |            |           |
| Decent                                            | B  | 71         | 76        |
| Below Average                                     | C  |            |           |
| Needs Improvement                                 | D  |            |           |
| Low Energy Efficient - Higher running costs       | E  |            |           |
| Very Low Energy Efficient - Highest running costs | F  |            |           |
| Very Low Energy Efficient - Highest running costs | G  |            |           |
| England & Wales                                   |    | EPC Rating |           |

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