

CHRISTOPHER HODGSON



**Swalecliffe, Whitstable**

**£325,000** Freehold



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# Swalecliffe, Whitstable

*28 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2QY*

A detached bungalow occupying a generous plot in a desirable location accessible to shops, amenities, schools, bus routes, less than 300 metres from Chestfield & Swalecliffe mainline railway station and within walking distance of the beach (0.6 miles).

The property now requires refurbishment throughout and there is considerable scope to further extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The existing accommodation is arranged to comprise an entrance hall, living room, kitchen, conservatory, two bedrooms and a bathroom.

Outside, the South facing rear garden extends to 55ft (16.8m) and a driveway to the front of the property provides off street parking for a number of vehicles. No onward chain.



## LOCATION

Goodwin Avenue is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and less than 300 metres from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 97 mins and high speed links to London St Pancras, approximately 87 mins. 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:

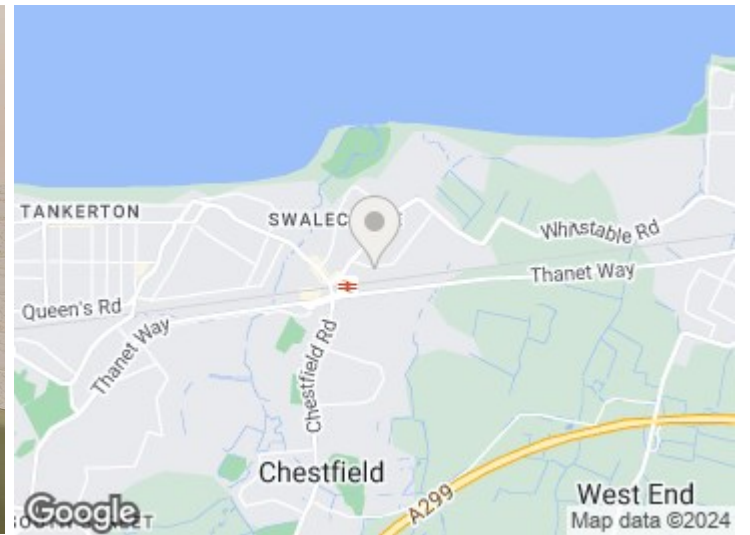
### GROUND FLOOR

- Entrance Hall 13'3" x 5'0" (4.04m x 1.52m)
- Living Room 11'11" x 10'11" (3.63m x 3.33m)

- Kitchen 7'11" x 6'11" (2.41m x 2.11m)
- Conservatory 9'10" x 9'10" (3.00m x 3.00m)
- Bedroom 1 10'3" x 9'11" (3.12m x 3.02m)
- Bedroom 2 10'4" x 8'10" (3.15m x 2.69m)
- Bathroom

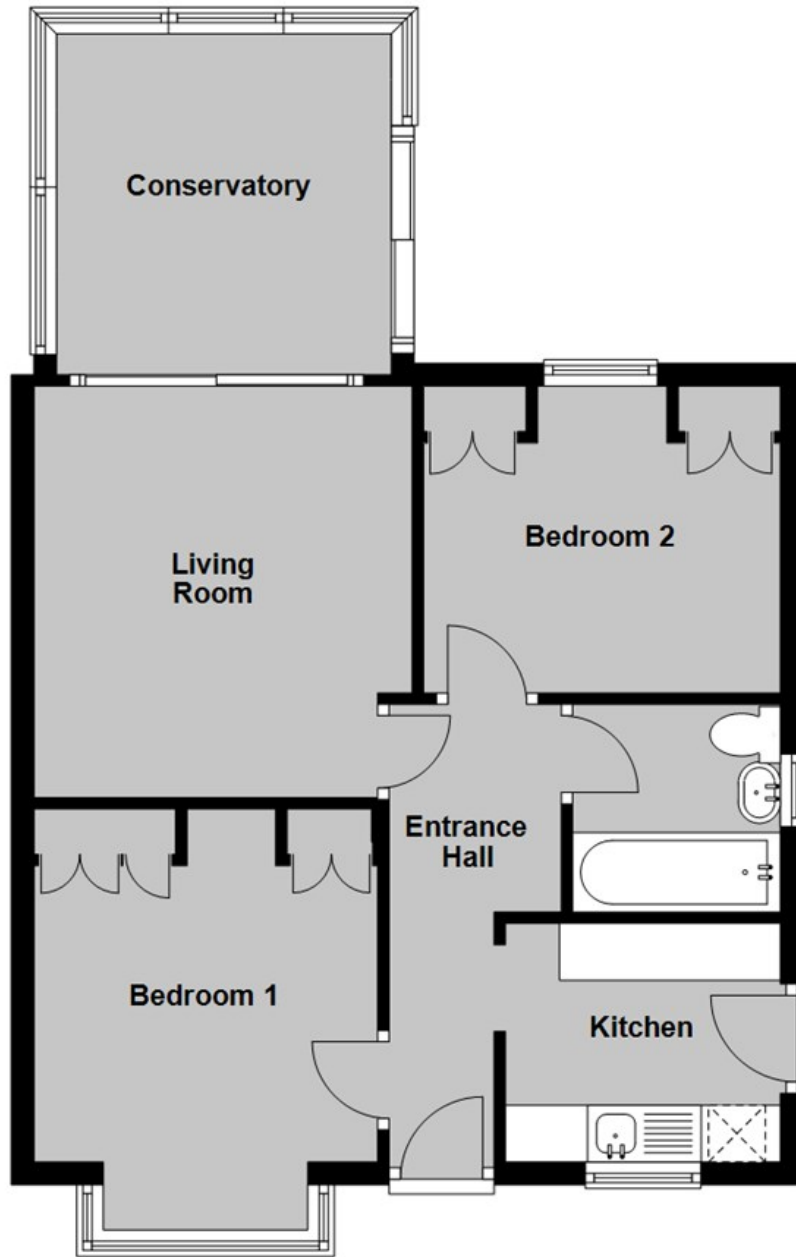
### OUTSIDE

- Garden 55' x 34' (16.76m x 10.36m)



# Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53**

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Energy Efficiency Rating	
Energy Efficiency Class	Score
Band A	87
Band B	80
Band C	67
Band D	55
Band E	45
Band F	35
Band G	25

England & Wales  
EPC 2023/2024

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