

CHRISTOPHER HODGSON



Whitstable

Guide Price **£485,000** Freehold



Whitstable

29 Columbia Avenue, Whitstable, Kent, CT5 4EH

A significantly extended and smartly presented family home in a much sought after location, within close proximity of the beach and within walking distance of the town centre, highly regarded schools and Whitstable station (1.6 miles).

The exceptionally spacious accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room and a modern kitchen / diner that provides ample work surface and cupboard space and has doors opening onto the garden. The first floor

comprises four bedrooms, with the principal bedroom benefiting from a sleek en-suite shower room and dressing room.

Outside, the landscaped rear garden extends to 45ft x 36ft (13.7m x 11m) and is mainly laid to lawn incorporating a large patio and a raised seating area beneath a timber pergola. A driveway to the front of the house provides off street parking and access to the integral garage.



LOCATION

Columbia Avenue is a much sought after location in the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 12'5" x 6'6" (3.78m x 1.98m)
- Living Room 12'5" x 10'6" (3.78m x 3.20m)

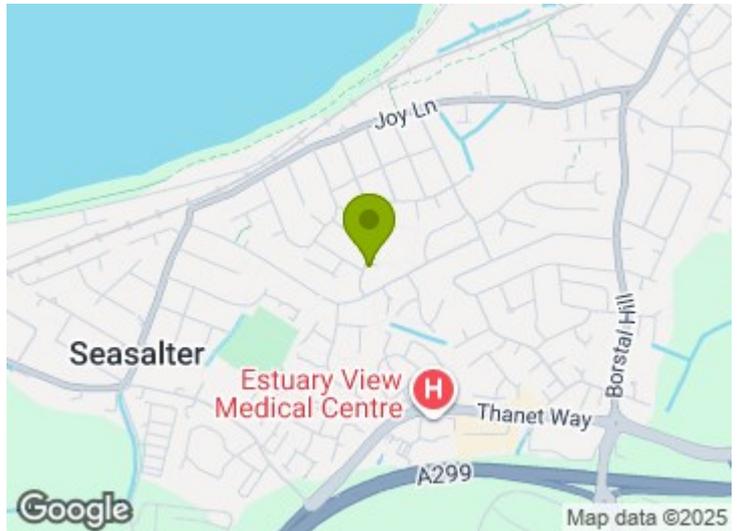
- Kitchen 16'3" x 11'10" (4.95m x 3.61m)
- Dining Room 13'11" x 12'3" (4.24m x 3.73m)
- Cloakroom 6'1" x 2'10" (1.85m x 0.86m)

FIRST FLOOR

- Bedroom 1 16'1" x 12'6" (4.90m x 3.81m)
- Dressing Room 8'9" x 5' (2.67m x 1.52m)
- En-Suite Shower Room 7'2" x 5'7" (2.18m x 1.70m)
- Bedroom 2 12'10" x 9'10" (3.91m x 3.00m)
- Bedroom 3 12' x 8'8" (3.66m x 2.64m)
- Bedroom 4 8'8" x 7'2" (2.64m x 2.18m)
- Bathroom 7'2" x 5'7" (2.18m x 1.70m)

OUTSIDE

- Garden 45' x 36' (13.72m x 10.97m)
- Integral Garage 16'10" x 12'6" (5.13m x 3.81m)





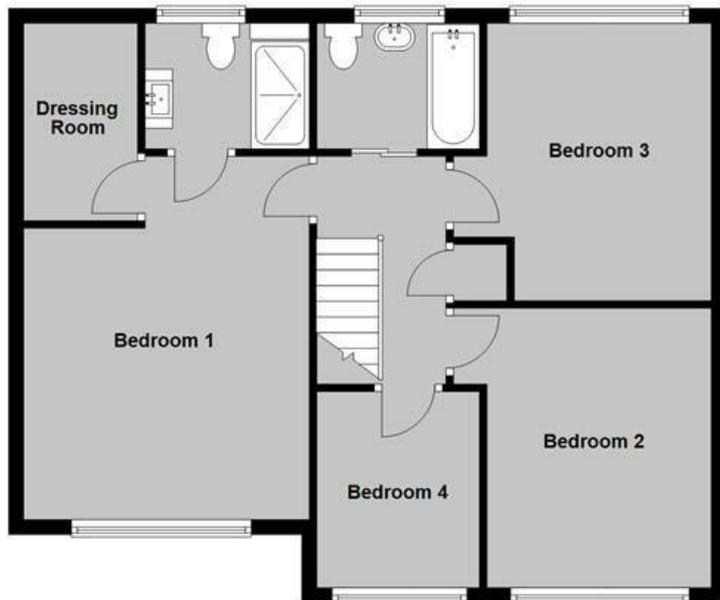
Ground Floor

Main area: approx. 58.4 sq. metres (628.2 sq. feet)
Plus garages, approx. 19.5 sq. metres (210.2 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



Main area: Approx. 124.6 sq. metres (1341.1 sq. feet)
Plus garages, approx. 19.5 sq. metres (210.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current	Potential
76	88
A+ 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 9-20 G 1-8	
<small>Energy Efficiency Rating (EPC) scale England & Wales 01/01/2022</small>	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

