

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£365,000 Freehold

...for Coastal, Country & City living.



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# Whitstable

6 Aurum Close, Whitstable, Kent, CT5 3FN

A modern detached family home situated within a popular development on the outskirts of Whitstable, conveniently positioned for easy access to supermarkets, Whitstable town centre with its mix of independent shops and highly regarded restaurants, the seafront and Whitstable station (1.3 miles distant).

The smartly presented accommodation is arranged to provide an entrance hall, sitting room, a contemporary fitted kitchen/dining room, a study and a cloakroom. The first floor comprises four bedrooms (two doubles), with the fourth bedroom making an ideal nursery and two bathrooms, including an en-suite shower room to the principal bedroom.

The 30ft (9m) rear garden incorporates a paved patio and provides access to a detached garage with adjacent parking space, providing off road parking for several vehicles. No onward chain.



## Location

Aurum Close is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual retail outlets, café bars and a variety of seafood restaurants for which it has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

## Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**

- **Sitting Room**

14'2" x 10'2" (4.32m x 3.10m )  
at maximum points.

- **Kitchen/Dining Room**

17'11" x 9'7" (5.46m x 2.92m )  
at maximum points.

- **Study**

9'8" x 7'3" (2.95m x 2.21m )  
at maximum points.

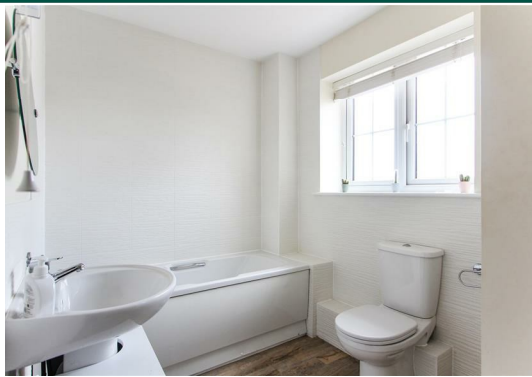
- **Bedroom 1**

10'2" x 10'0" (3.11m x 3.05m )  
at maximum points.

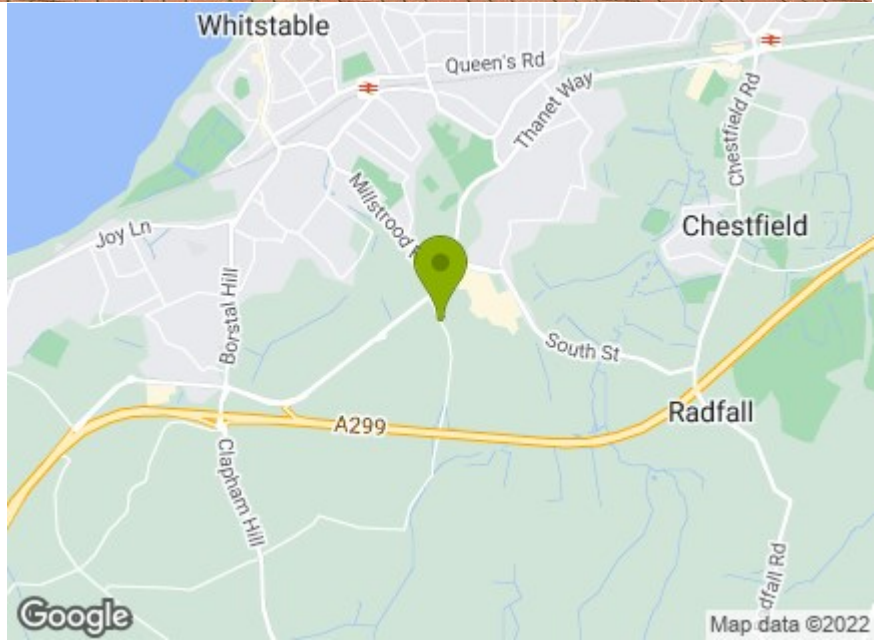
- **En-Suite Shower Room**

- **Bedroom 2**

12'8" x 11'1" (3.86m x 3.38m )  
at maximum points.

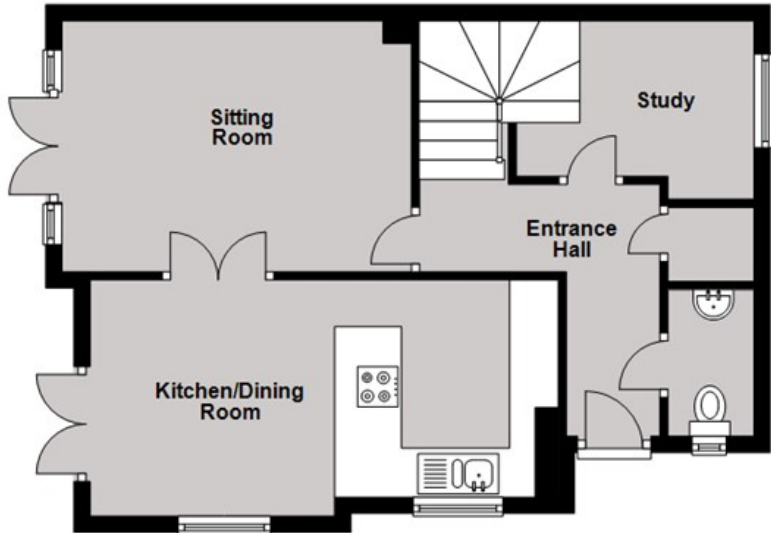
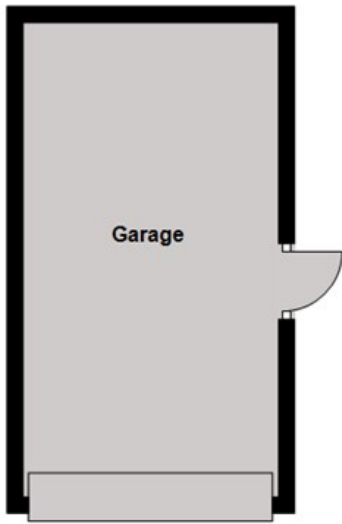


- **Bedroom 3**  
10'2" x 6'10" (3.11m x 2.08m)
- **Bedroom 4**  
10'1" x 10'0" (3.07m x 3.05m)  
at maximum points.
- **Bathroom**  
10'1" x 7'5" (3.07m x 2.26m)  
at maximum points.
- **Cloakroom**
- **Rear Garden**  
30' x 27' (9.14m x 8.23m)  
at maximum points.
- **Detached Garage**



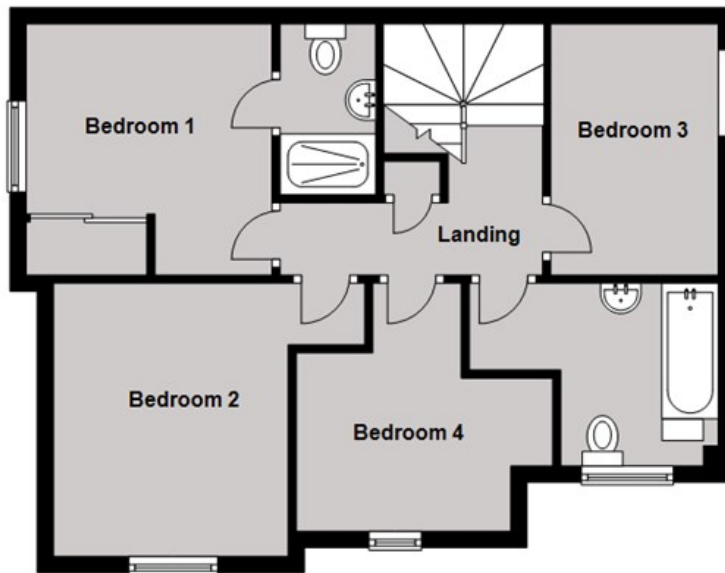
## Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



## First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 98.7 sq. metres (1062.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2022/2023 is £2,441.89.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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