

CHRISTOPHER HODGSON



**Whitstable**

**£499,995**

Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *54 Shearwater Avenue, Whitstable, Kent, CT5 4DY*

A significantly extended semi-detached family home situated in an elevated position from where it commands far reaching views over Whitstable and towards the sea. Shearwater Avenue is a sought-after location within close proximity of the beach, bustling town centre, bus routes and Whitstable station (1 mile).

The bright and spacious accommodation is presented in smart contemporary style throughout and is arranged to provide an entrance hall, a generous sitting room, a superb kitchen/dining room with casement doors opening

to the garden, a utility room and a cloakroom. On the ground floor there is a large bedroom suite with en-suite bathroom, and to the first floor there are three double bedrooms and a smartly fitted bathroom.

The South facing garden provide an ideal space for entertaining and the perfect vantage point to enjoy the views and Whitstable's famous sunsets. A block paved driveway provides off street parking for several vehicles.



### LOCATION

Shearwater Avenue is a much sought after location 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. There is also a number of highly regarded and Ofsted rated "Good" schools within Whitstable.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting Room 16'0" x 10'11" (4.90m x 3.35m)
- Kitchen/Dining Room 17'6" x 16'0" (5.33m x 4.87m)

- Utility Room 7'3" x 6'9" (2.20m x 2.05m)
- Bedroom 2 16'10" x 9'7" (5.13m x 2.92m)
- En-Suite Bathroom 7'3" x 6' (2.21m x 1.83m)
- Cloakroom

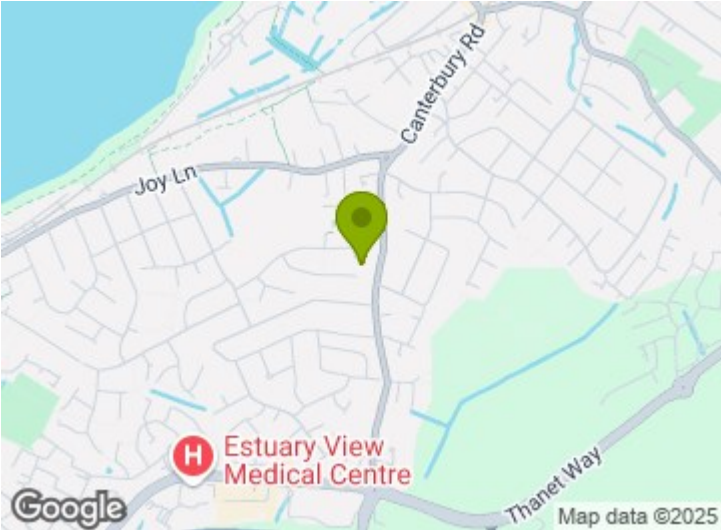
#### FIRST FLOOR

- Bedroom 1 16'0" x 8'11" (4.90m x 2.72m)
- Bedroom 3 10'10" x 8'6" (3.29m x 2.59m)
- Bedroom 4 10'10" x 7'3" (3.29m x 2.21m)
- Bathroom 8'11" x 5'6" (2.72m x 1.68m)

#### OUTSIDE

- Garden 33'4" x 31'8" (10.16m x 9.65m)

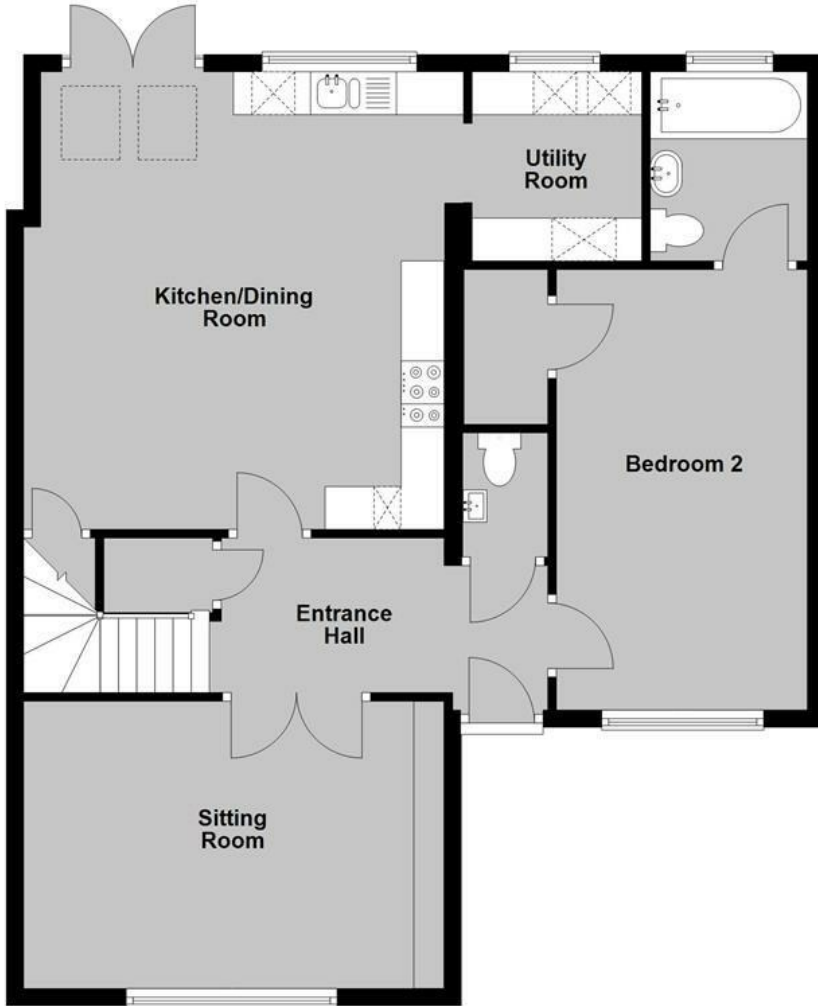






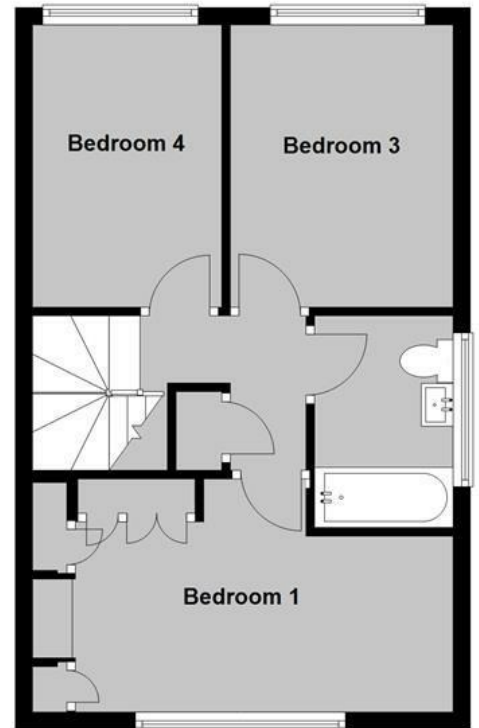
## Ground Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



## First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)

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

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Best
A	87
B	73
C	
D	
E	
F	
G	
Energy efficient (older buildings)	
England & Wales	
EPC Rating	

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