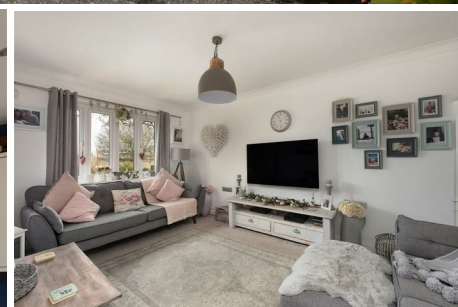


CHRISTOPHER HODGSON



Whitstable

£545,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

5 Major Close, Whitstable, Kent, CT5 3RE

A beautifully presented modern detached family home enjoying a pleasant outlook and ideally situated on a peaceful cul-de-sac within this highly favoured development. Mariner's View is conveniently positioned for access to Whitstable's bustling town centre, supermarkets, Estuary View medical centre and Whitstable mainline station (1.9 miles distant).

The bright and spacious accommodation has been significantly remodelled by the current owners and is arranged on the ground floor to provide an entrance hall, a spacious sitting room, dining room, a superb open-plan kitchen/breakfast room with bi-folding doors opening to the garden, and a cloakroom. The first floor comprises four bedrooms and two luxurious bathrooms (including an en-suite shower room to the principal bedroom).

The rear garden has been thoughtfully landscaped to provide several seating areas and an area laid to lawn, encompassed by raised planted borders. A driveway provides off street parking for a number of vehicles.



Location

Major Close forms part of Mariners View, a desirable modern development situated on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. 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 Hall 16'6 x 6'2 (5.03m x 1.88m)
- Sitting Room 15'11 x 10'2 (4.85m x 3.10m)
- Dining Room 12'7 x 8'3 (3.84m x 2.51m)
- Kitchen / Breakfast Room 17'6 x 15'3 (5.33m x 4.65m)

- Cloakroom 5'10 x 2'1 (1.78m x 0.64m)

FIRST FLOOR

- Bedroom 1 11'0 x 10'8 (3.33m x 3.25m)
- En-Suite Shower Room 5'10 x 5'2 (1.78m x 1.57m)
- Bedroom 2 12'2 x 10'2 (3.71m x 3.10m)
- Bedroom 3 13'11 x 8'4 (4.24m x 2.54m)
- Bedroom 4 9'5" x 6'2" (2.88m x 1.89m)
- Bathroom 8'6 x 4'6 (2.59m x 1.37m)

OUTSIDE

- Garden 48' x 35' (14.63m x 10.67m)
- Store 8'7 x 8'6 (2.62m x 2.59m)

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.



Ground Floor
Approx. 68.3 sq. metres (734.8 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73.

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Energy Efficiency Rating	
Current	Potential
76	84
A	B
70-75	65-70
65-69	55-64
55-64	45-54
45-54	35-44
35-44	25-34
25-34	15-24
15-24	1-14
1-14	G
England & Wales	

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