CHRISTOPHER HODGSON

Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

13 Linnet Avenue, Whitstable, Kent, CT5 4TN

A spacious semi-detached family home enjoying views towards the sea and across the Swale Estuary from the first floor. Linnet Avenue is ideally situated in a desirable residential area close to shops, bus routes and Seasalter Beach, with Whitstable town centre (1.5 miles) and mainline railway station (1.5 miles) both easily accessible.

The accommodation would now benefit from a programme of updating and improvement and is arranged on the ground floor to provide an entrance hall, sitting/dining room, kitchen, conservatory and cloakroom. To the first floor are three bedrooms, two of which enjoy views towards the sea, and a family bathroom.

The rear garden extends to 40ft (12m), and a driveway beyond the garden provides off-street parking for two vehicles. No onward chain.

LOCATION
Linnet Avenue is a peaceful cul-de-sac in a desirable residential area of Whitstable, which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (approximately 1.5 miles distant) offers frequent services 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 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

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

GROUND FLOOR

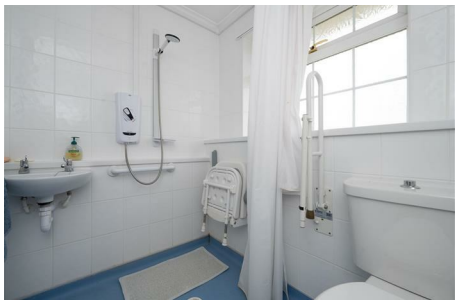
- Entrance Hall
- Sitting/Dining Room 24'9" x 10'7" (7.55m x 3.22m)
- Kitchen 11'11" x 8'6" (3.64m x 2.58m)
- Conservatory 7'5" x 6'7" (2.26m x 2.01m)
- Cloakroom

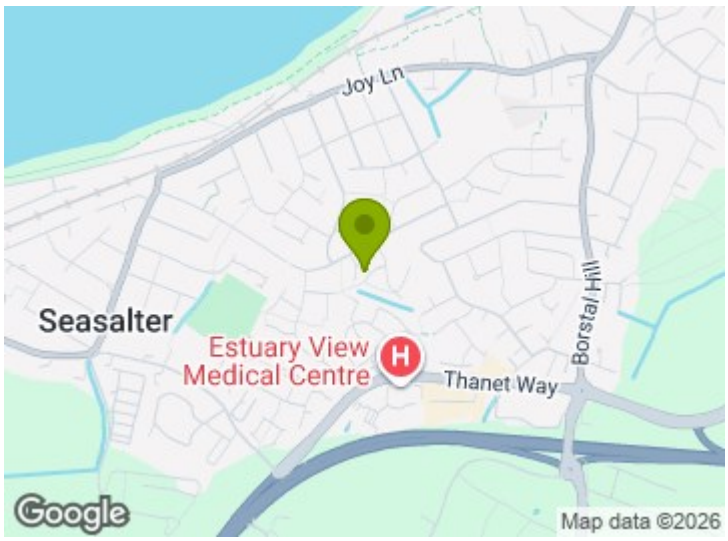
FIRST FLOOR

- Bedroom 1 12'6" x 11'1" (3.82m x 3.37m)
- Bedroom 2 12'1" x 11'1" (3.69m x 3.37m)
- Bedroom 3 9'6" x 7'5" (2.90m x 2.27m)
- Shower Room

OUTSIDE

- Garden 40' x 22' (12.19m x 6.71m)

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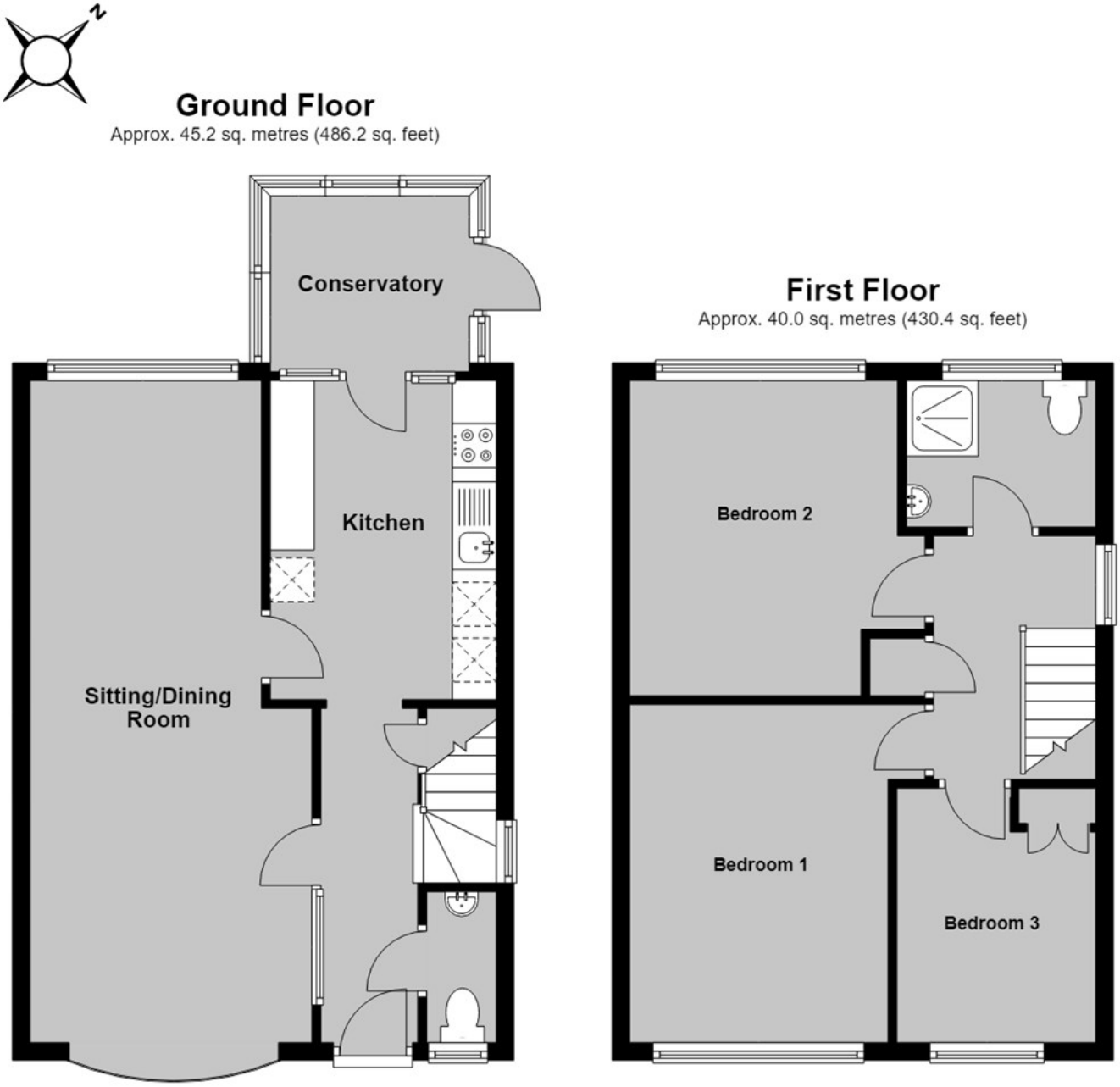
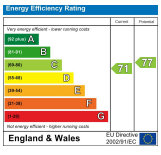


Total area: approx. 85.1 sq. metres (916.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.



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