

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£365,000 Freehold

...for Coastal, Country & City living.



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Whitstable

June Cottage, 13 Grimthorpe Avenue, Whitstable, Kent, CT5 4QA

A spacious semi-detached house situated in an elevated position from where it commands far reaching views over Whitstable Bay and is easily accessible to the bustling town centre, beach, Estuary View Medical Centre and Whitstable station (1.4 miles distant).

The comfortably proportioned accommodation would now benefit from a programme of updating and improvement throughout and offers considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained). The ground floor is arranged to provide an entrance hall, sitting room, kitchen, conservatory, and a bathroom. The first floor comprises three bedrooms.

The rear garden extends to 58ft (17m). The property benefits from a detached garage and a driveway providing off road parking. No onward chain.



Location

Grimthorpe 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 are:

GROUND FLOOR

• Sitting Room

14'1" x 6'7" (4.29m x 2.00m)
at maximum points.

• Kitchen

16'0" x 6'1" (4.90m x 1.86m)
at maximum points.

• Conservatory

13'1" x 7'11" (3.99m x 2.43m)
at maximum points.

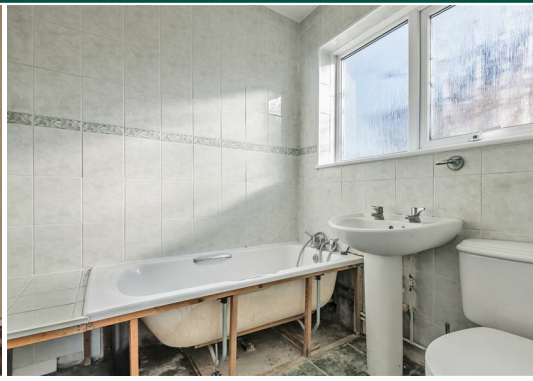
• Bathroom

6'0" x 5'10" (1.83m x 1.78m)
at maximum points.

FIRST FLOOR

• Bedroom 1

12'11" x 9'10" (3.96m x 3.00m)
at maximum points.



• **Bedroom 2**
10'8" x 6'0" (3.26m x 1.83m)
at maximum points.

• **Bedroom 3**
7'9" x 6'0" (2.37m x 1.85m)
at maximum points.

OUTSIDE

• **Garage**
17'0" x 8'0" (5.18m x 2.44m)
at maximum points.

Rear Garden
58'0" x 26'0" (17.68m x 7.92m)
at maximum points.

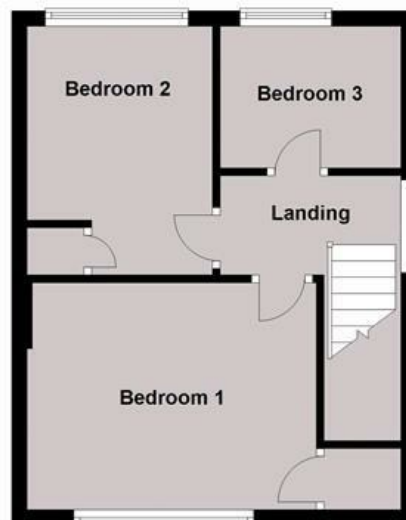
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Ground Floor
Approx. 46.6 sq. metres (501.7 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2021/2022 is £1,723.51.

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

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The Energy Performance Certificate (EPC) shows a rating of 'B'. The scale ranges from A (green) to G (red). The current rating is B, with a potential rating of A+.

Energy Efficiency	Environmental Impact
A	A
B	B
C	C
D	D
E	E
F	F
G	G