

CHRISTOPHER HODGSON



**Whitstable**

**£400,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *47 Grimthorpe Avenue, Whitstable, Kent, CT5 4PZ*

A spacious link detached bungalow in an elevated position with views towards the sea. The property is conveniently positioned for access to the town centre and seafront, highly regarded schools, bus routes, and Whitstable station (1.4 miles).

There is considerable scope to extend and remodel the existing dwelling (subject to all necessary consents and approvals being obtained) and is currently arranged to provide an entrance porch, entrance hall, a sitting room, conservatory, kitchen, two double bedrooms, and a bathroom with separate shower enclosure. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

The mature and established garden extends to 43ft (13.11m) providing an ideal space for entertaining and the perfect vantage point to enjoy the views and Whitstable's famous sunsets.

A driveway provides access to the attached garage and an area of off street 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 (taken at maximum points) are:

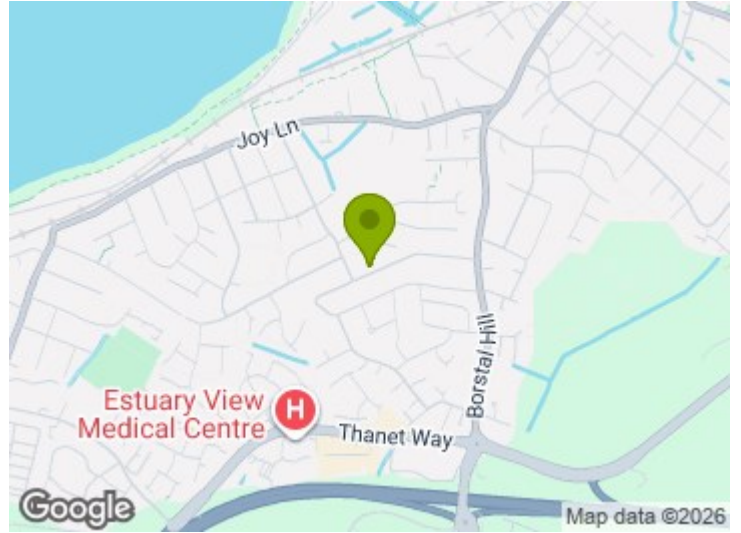
#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 14'2" x 12'0" (4.32m x 3.66m )

- Conservatory 11'2" x 10'6" (3.40m x 3.20m)
- Kitchen 11'10" x 9'0" (3.61m x 2.74m )
- Bedroom 1 15'0" x 12'2" (4.57m x 3.71m)
- Bedroom 2 10'5" x 9'8" (3.17m x 2.95m)
- Bathroom

#### OUTSIDE

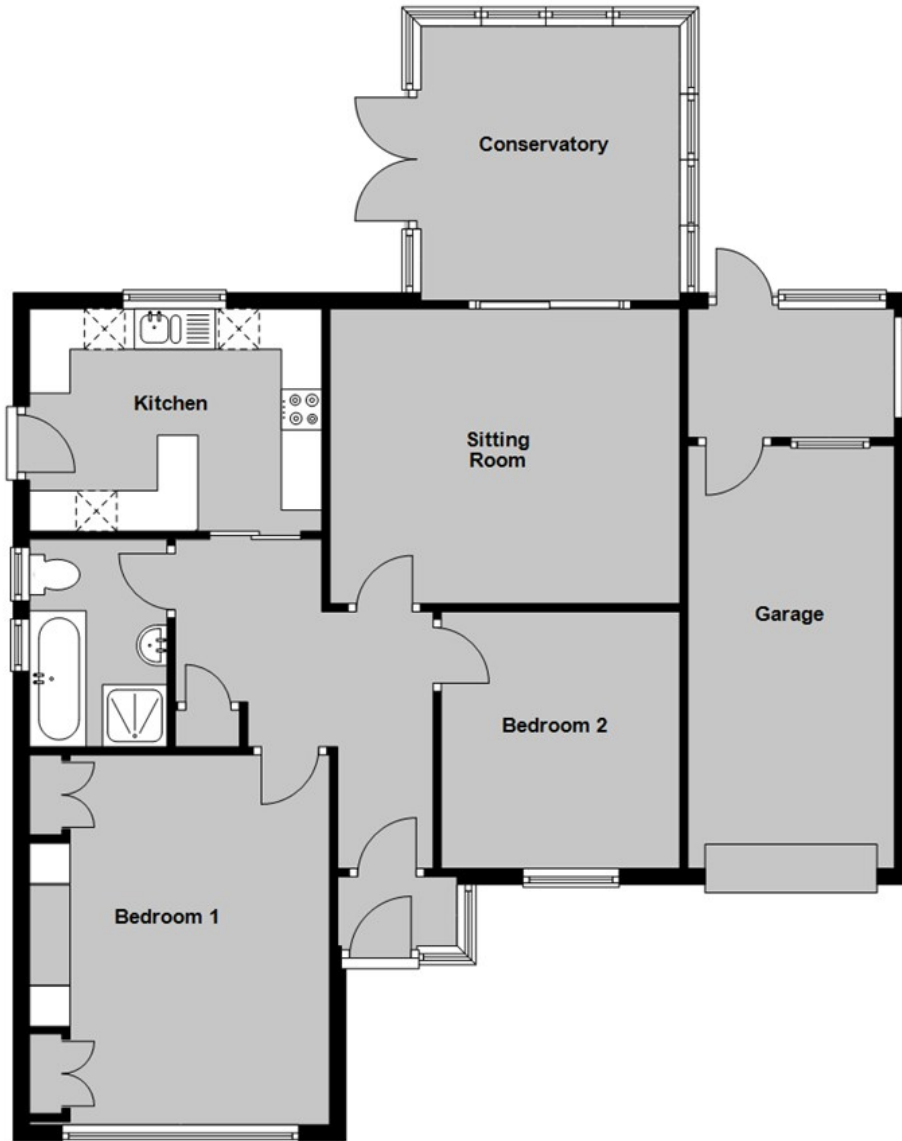
- Garage 16'8" x 8'5" (5.08m x 2.57m)
- Store 8'5" x 5'3" (2.57m x 1.60m)
- Garden 43" x 39" (13.11m x 11.89m)





## Ground Floor

Main area: approx. 80.0 sq. metres (861.4 sq. feet)  
Plus garages, approx. 17.3 sq. metres (185.8 sq. feet)



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

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
93-100 Energy efficient Green rating scale	B		
82-92 Energy efficient Green rating scale	C	72	77
69-81 Energy efficient Green rating scale	D		
55-68 Energy efficient Green rating scale	E		
39-54 Energy efficient Green rating scale	F		
13-38 Energy efficient Green rating scale	G		

England & Wales  
EPC Directive  
2002/91/EC

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