

CHRISTOPHER HODGSON



Whitstable

£495,000 Freehold



Whitstable

29 Downs Avenue, Whitstable, Kent, CT5 1RP

A significantly extended semi-detached house conveniently positioned just half a mile from Whitstable station and within a short walking distance of schools, bus routes, Whitstable's bustling town centre with its variety of independent shops and popular restaurants, the harbour and beach.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room opening to dining room, an extended kitchen/breakfast room, a family room and a cloakroom. The first floor comprises three double bedrooms and a single bedroom and a bathroom.

The generous rear garden extends to 73ft (22.8m) and offer distant views towards the sea and the Isle of Sheppey beyond. A large detached garage and driveway provide off street parking for a number of vehicles.



LOCATION

Downs Avenue is a popular residential location easily accessible to Whitstable town centre and railway station (0.5 miles distant). Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements are:

GROUND FLOOR

- Entrance Hall

- Sitting Room 13'1" x 11'11" (3.99m x 3.63m)
- Dining Room 11'8" x 10'11" (3.55m x 3.34m)
- Family Room 11'0" x 10'5" (3.35m x 3.18m)
- Kitchen/Breakfast Room 19'10" x 9'0" (6.05m x 2.74m)

Cloakroom

FIRST FLOOR

- Bedroom 1 12'0" x 11'11" (3.66m x 3.63m)
- Bedroom 2 12'0" x 11'9" (3.66m x 3.58m)
- Bedroom 3 10'6" x 7'8" (3.20m x 2.34m)
- Bedroom 4 8'11" x 8'0" (2.73m x 2.45m)

OUTSIDE

- Garage 17'5" x 8'10" (5.31m x 2.69m)
- Garden 73'34" x 29'89" (22.25m x 8.84m)



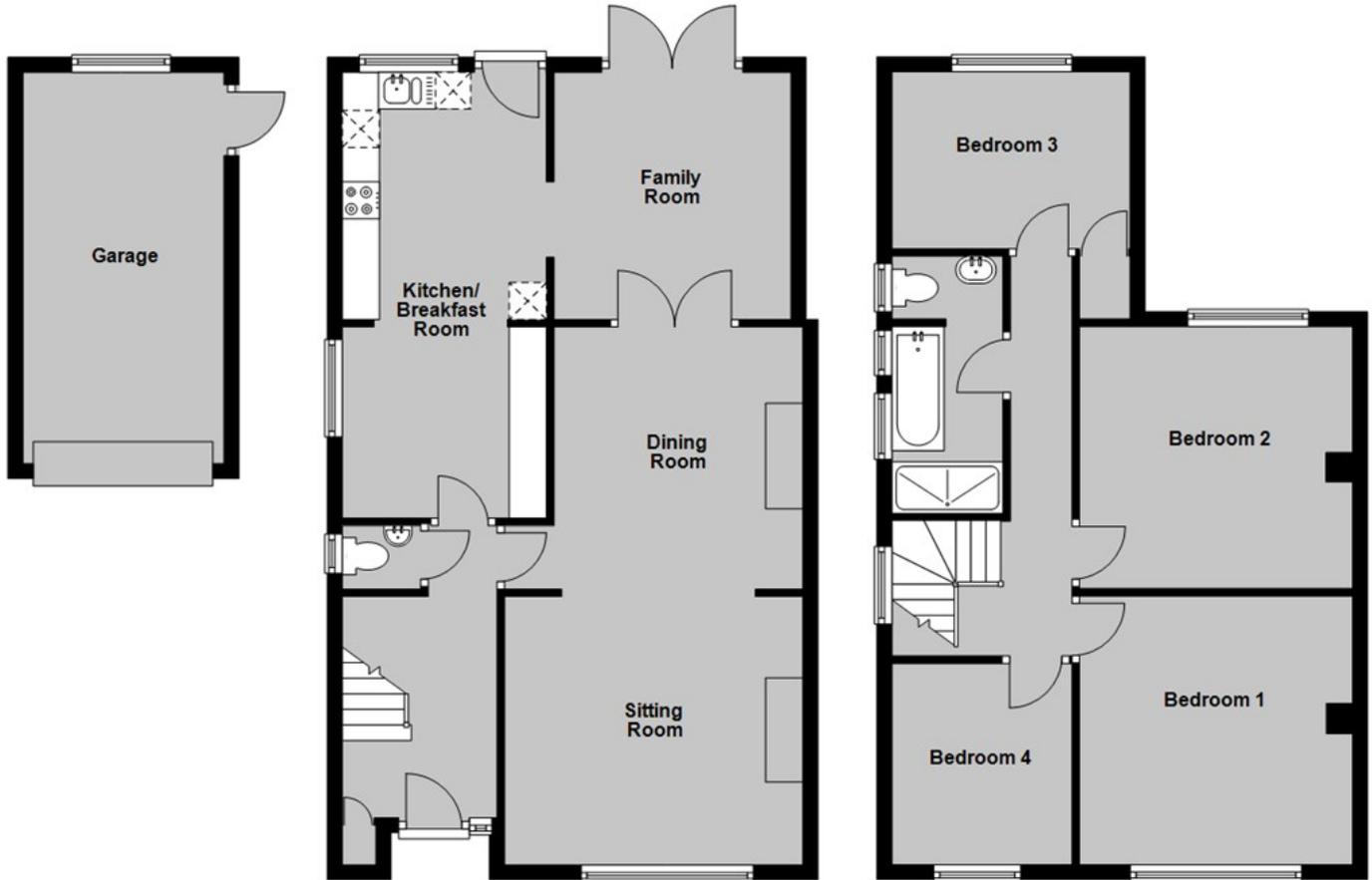


Ground Floor

Main area: approx. 64.7 sq. metres (696.1 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)

First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Main area: Approx. 120.8 sq. metres (1300.5 sq. feet)

Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green rating zone)	A		
Energy Efficient (Light Green rating zone)	B		
Decent (Yellow rating zone)	C		
Below Average (Orange rating zone)	D		
Poor (Red rating zone)	E		
Very Poor (Dark Red rating zone)	F		
Least Energy Efficient (Dark Red rating zone)	G		
Energy Efficiency Rating		75	75
Energy Efficiency Rating		65	
Energy Efficiency Rating		55	
Energy Efficiency Rating		45	
Energy Efficiency Rating		35	
Energy Efficiency Rating		25	
Energy Efficiency Rating		15	
Energy Efficiency Rating		5	
Energy Efficiency Rating		0	
England & Wales		01 December 2020/2021	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

