

CHRISTOPHER HODGSON



Whitstable

£599,950 Freehold



Whitstable

4 Spire Avenue, Whitstable, Kent, CT5 3DS

A spacious and smartly presented detached family home ideally situated in a desirable location within close proximity of Tesco supermarket, a short walk to Whitstable station (0.8 miles), and easily accessible to the bustling town centre and seafront.

The generously proportioned accommodation totals 1376 sq ft (127.9 sq m) and is arranged on the ground floor to provide an entrance porch, entrance hall, kitchen/breakfast room, generous sitting room, a dining

room and a cloakroom. The first floor comprises four double bedrooms and a well appointed bathroom.

The gardens are a particularly attractive feature of the property, extending to 109 ft (33.25 m). A driveway to the front of the house provides off street parking for a number of vehicles and access to an attached garage.



LOCATION

Spire Avenue, located just off South Street, is a desirable residential cul-de-sac conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broadleaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

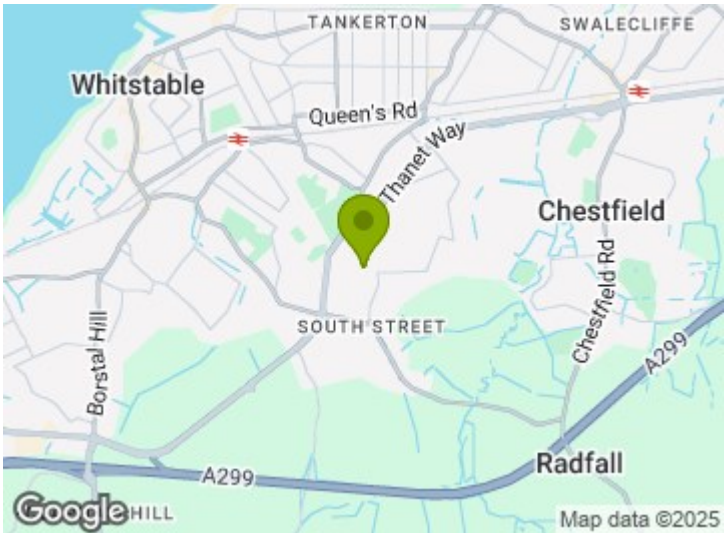
- Entrance Porch
- Entrance Hall
- Sitting Room 20'10" x 16'10" (6.36m x 5.14m)
- Dining Room 16'10" x 11'10" (5.13m x 3.61m)
- Kitchen 12'2" x 9'3" (3.71m x 2.82m)
- Breakfast Room 9'3" x 8'5" (2.82m x 2.57m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 13'0" x 11'5" (3.96m x 3.48m)
- Bedroom 2 11'5" x 9'3" (3.49m x 2.82m)
- Bedroom 3 9'2" x 8'1" (2.79m x 2.46m)
- Bedroom 4 9'2" x 8'0" (2.79m x 2.43m)
- Bathroom

OUTSIDE

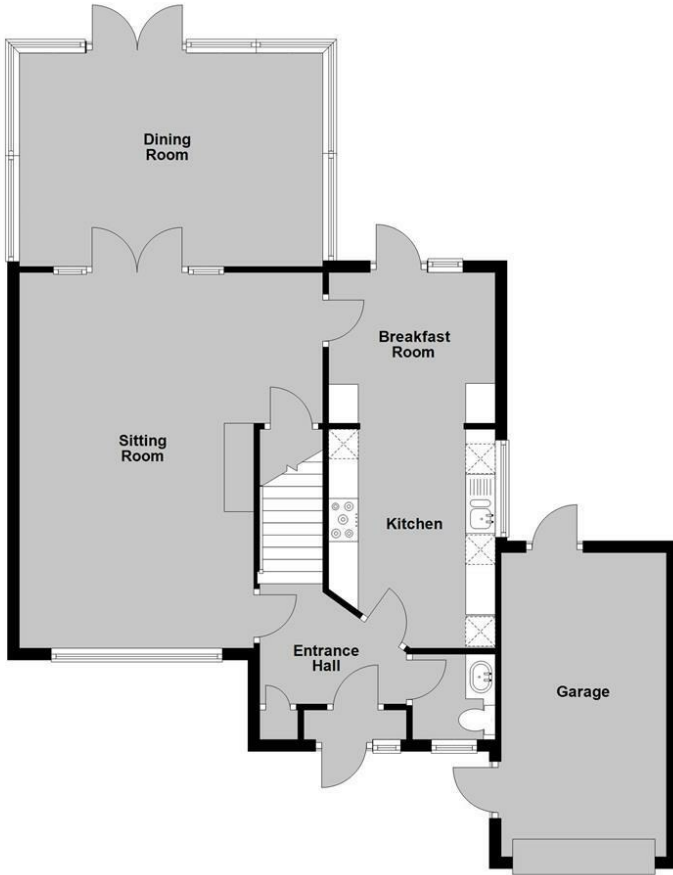
- Garden 109' x 41' (33.22m x 12.50m)
- Garage 16'11" x 9'2" (5.16m x 2.79m)





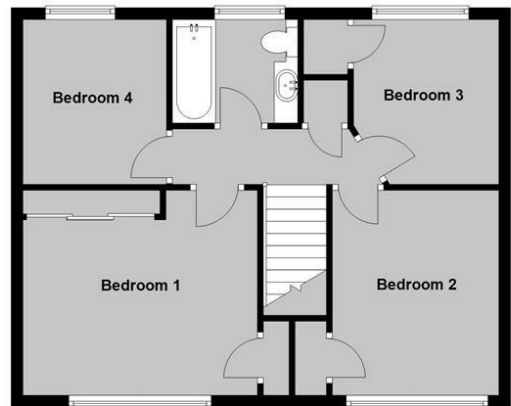
Ground Floor

Main area: approx. 76.6 sq. metres (824.4 sq. feet)
Plus garages, approx. 14.4 sq. metres (155.2 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



Main area: Approx. 127.9 sq. metres (1376.9 sq. feet)

Plus garages, approx. 14.4 sq. metres (155.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Worst energy efficiency - highest running costs	G		
England & Wales		60	68
		60	68

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

