

CHRISTOPHER HODGSON



Whitstable

£575,000 Freehold



Whitstable

18 Medina Avenue, Whitstable, Kent, CT5 4EN

A spacious detached family home ideally situated at the end of a peaceful private road in a highly desirable location, within 350 metres of Seasalter Beach. Shops, amenities and bus routes are within close proximity, and Whitstable town centre and mainline train station are less than 2 miles distant.

The generously proportioned accommodation would now benefit from a programme of updating and improvement, and there is potential for extension and remodelling (subject to obtaining all necessary consents and approvals).

The ground floor is arranged to provide an entrance hall, sitting room open-plan to dining room, a conservatory, study/ fourth bedroom, kitchen, utility room and a cloakroom. The first floor comprises three bedrooms, a shower room and a family bathroom.

The South Westerly facing rear garden extends to 45ft (13m) and incorporates a paved terrace. A detached garage and driveway provide off street parking for a number of vehicles. No onward chain.



LOCATION

Medina Avenue is situated in a desirable residential location in 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 (1.6 miles distant) offers 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 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 14'3" x 7'10" (4.34m x 2.39m)
- Sitting Room 19'9" x 12'3" (6.02m x 3.73m)
- Dining Room 11'1" x 9'7" (3.38m x 2.92m)
- Conservatory 16'3" x 11'6" (4.95m x 3.51m)
- Kitchen 12'9" x 9'11" (3.89m x 3.02m)
- Utility Room 8'7" x 5'8" (2.62m x 1.73m)
- Study / Bedroom 4 11'2" x 9'11" (3.40m x 3.02m)



- Cloakroom

FIRST FLOOR

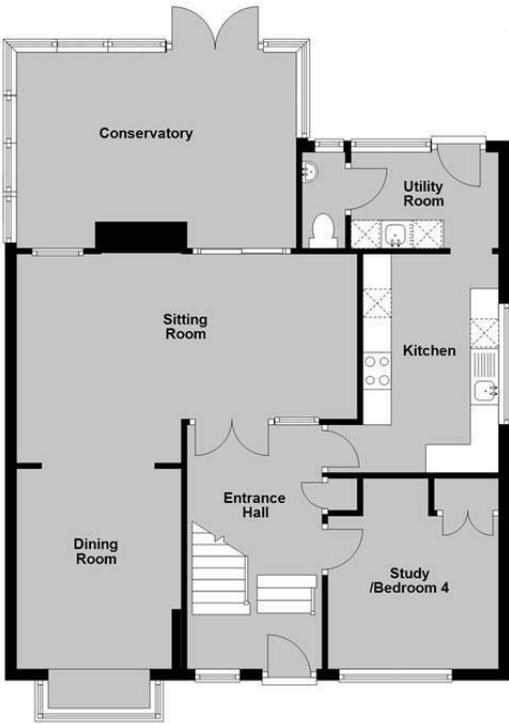
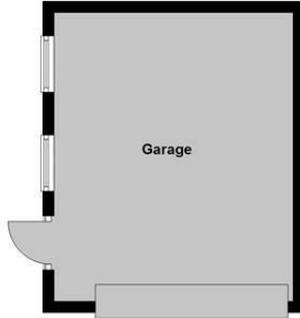
- Bedroom 1 18'5" x 9'7" (5.61m x 2.92m)
- Bedroom 2 17'9" x 5'6" (5.41m x 1.68m)
- Bedroom 3 9'11" x 8'11" (3.02m x 2.72m)
- Shower Room 4'9" x 4'3" (1.45m x 1.30m)
- Bathroom 8' x 4'11" (2.44m x 1.50m)

OUTSIDE

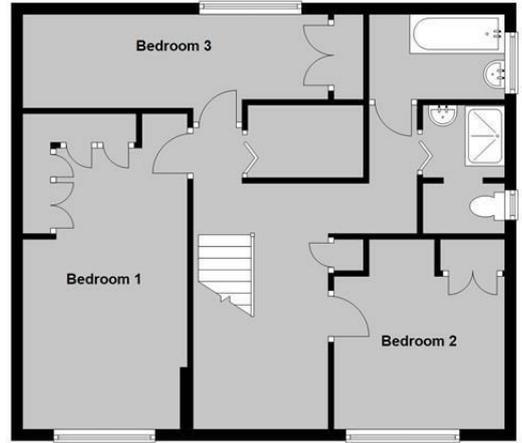
- Garden 45' x 27' (13.72m x 8.23m)
- Garage 16'11" x 13'10" (5.16m x 4.22m)



Ground Floor
Main area: approx. 88.0 sq. metres (947.7 sq. feet)
Plus garages, approx. 21.8 sq. metres (234.3 sq. feet)



First Floor
Approx. 63.1 sq. metres (679.4 sq. feet)



Main area: Approx. 151.2 sq. metres (1627.1 sq. feet)
Plus garages, approx. 21.8 sq. metres (234.3 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A	78	78
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C		
65-75 Energy efficient Green rating scale	D		
55-60 Energy efficient Green rating scale	E		
45-50 Energy efficient Green rating scale	F		
35-40 Energy efficient Green rating scale	G		

England & Wales
EPC Directive
2002/91/EC

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