

CHRISTOPHER HODGSON



Whitstable

£465,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

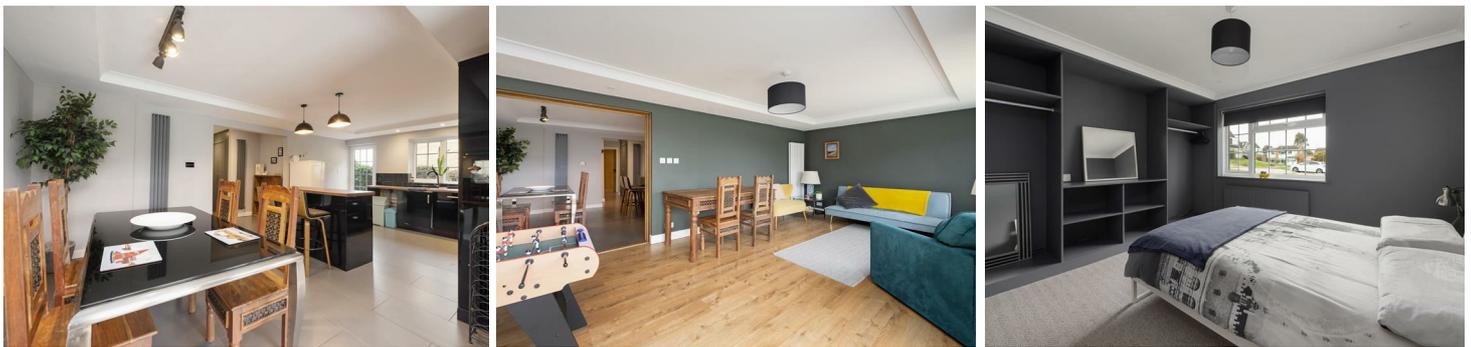
62 Shearwater Avenue, Whitstable, Kent, CT5 4DY

A significantly extended detached bungalow ideally situated in a quiet cul-de-sac. Shearwater Avenue is a sought-after location within close proximity of the beach, bustling town centre, highly regarded schools, bus routes and Whitstable station (1 mile).

The spacious and beautifully presented accommodation is arranged to provide an entrance porch, entrance hall, a contemporary kitchen/dining room opening to a generous sitting room with sliding doors leading to the garden, three bedrooms (two doubles), a stylish bathroom, and a

separate cloakroom.

The thoughtfully landscaped rear garden incorporates a natural stone terrace, numerous seating areas, and an area laid to lawn. The property benefits from pedestrian access to Borstal Hill via a gate to the rear of the garden. A driveway provides ample off-street parking and access to a detached garage. No onward chain.



LOCATION

Shearwater Avenue is a much sought after location 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. There is also a number of highly regarded and Ofsted rated "Good" schools within Whitstable.

ACOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen/Dining Room 21'9" x 12'3" (6.63m x 3.73m)

- Sitting Room 21'11" x 12'2" (6.68m x 3.71m)
- Bedroom 1 11'11" x 11'10" (3.63m x 3.61m)
- Bedroom 2 11'10" x 9'6" (3.60m x 2.90m)
- Bedroom 3 9'4" x 8'2" (2.85m x 2.48m)
- Bathroom
- Cloakroom

OUTSIDE

- Garage 24'9" x 8'4" (7.54m x 2.54m)
- Garden 48' x 36'2" (14.63m x 11.02m)





Ground Floor

Main area: approx. 99.8 sq. metres (1074.4 sq. feet)
Plus garages, approx. 19.2 sq. metres (206.8 sq. feet)



Main area: Approx. 99.8 sq. metres (1074.4 sq. feet)
Plus garages, approx. 19.2 sq. metres (206.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 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 |
|--|---|---------|--------|
| 100 Energy efficient Green rating scale | A | | |
| 95-100 Energy efficient Green rating scale | B | | |
| 80-95 Energy efficient Green rating scale | C | | |
| 65-80 Energy efficient Green rating scale | D | | |
| 50-65 Energy efficient Green rating scale | E | | |
| 35-50 Energy efficient Green rating scale | F | | |
| 20-35 Energy efficient Green rating scale | G | | |
| 10-20 Energy efficient Green rating scale | H | | |
| 1-10 Energy efficient Green rating scale | I | | |
| 0-10 Energy efficient Green rating scale | J | | |
| Energy Efficiency Rating | | 80 | 80 |
| England & Wales | | 80 | 80 |

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

