

CHRISTOPHER HODGSON



Whitstable

Guide Price **£325,000** Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

84 Olympia Way, Whitstable, Kent, CT5 3FH

A beautifully presented modern end of terrace house on the desirable Swale Park development on the outskirts of Whitstable. The property is conveniently positioned within close proximity to supermarkets, schooling options, bus routes and is easily accessible to Whitstable town centre, seafront and station (1.4 miles distant).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting room with sliding doors opening to the garden, a dining room, contemporary kitchen and a cloakroom. The

first floor comprises three double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The thoughtfully planted rear garden extends to 25ft (7m). The property benefits from a detached garage with adjacent parking space, and a further allocated parking space accessed from Pacific Close. No onward chain.



LOCATION

Olympia Way forms part of a desirable modern development, 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 broad leaved 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, bird watching 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 Hall 19' x 6'11" (5.79m x 2.11m)

- Sitting Room 19' x 10'4" (5.79m x 3.15m)

- Dining Room 9'2" x 8'7" (2.79m x 2.61m)

- Kitchen 10'4" x 9'2" (3.15m x 2.79m)

- Cloakroom 6'3" x 2'11" (1.91m x 0.89m)

FIRST FLOOR

- Bedroom 1 19' x 13' (5.79m x 3.96m)

- En-Suite Shower Room 7'5" x 6'1" (2.26m x 1.85m)

- Bedroom 2 10'3" x 9'2" (3.12m x 2.79m)

- Bedroom 3 9'2" x 8'7" (2.79m x 2.62m)

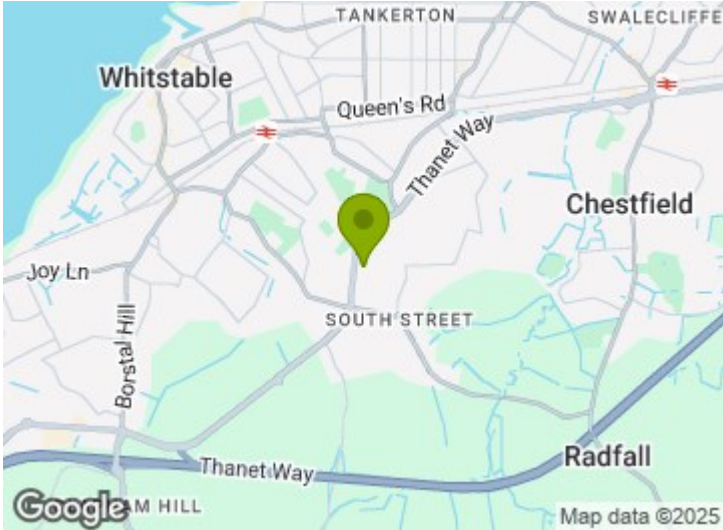
- Bathroom 7'5" x 6' (2.26m x 1.83m)

OUTSIDE

- Garden 25' x 21' (7.62m x 6.40m)

Service/Maintenance Charge

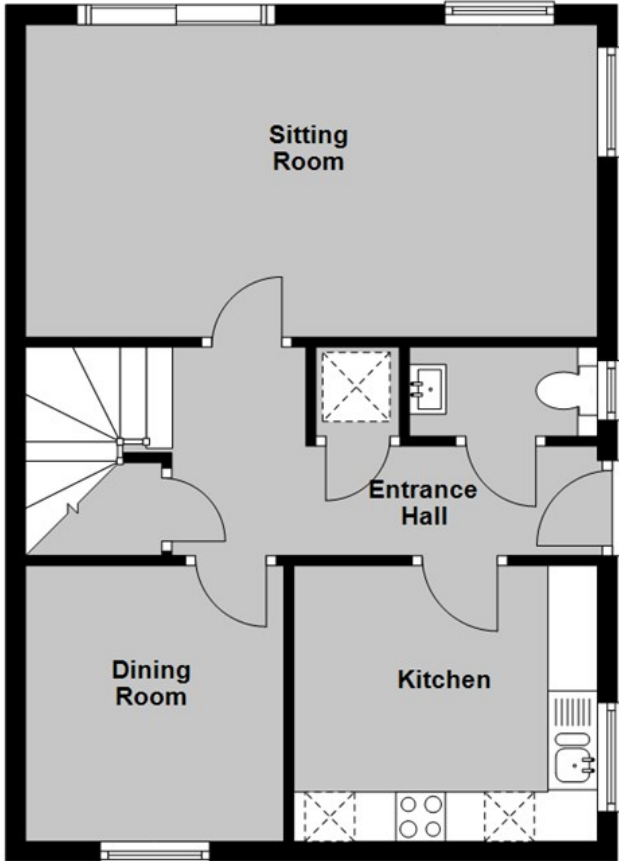
A service/maintenance charge is payable in the sum of approximately £112.53 per annum for the upkeep of the communal areas (to be confirmed by vendor's solicitors).





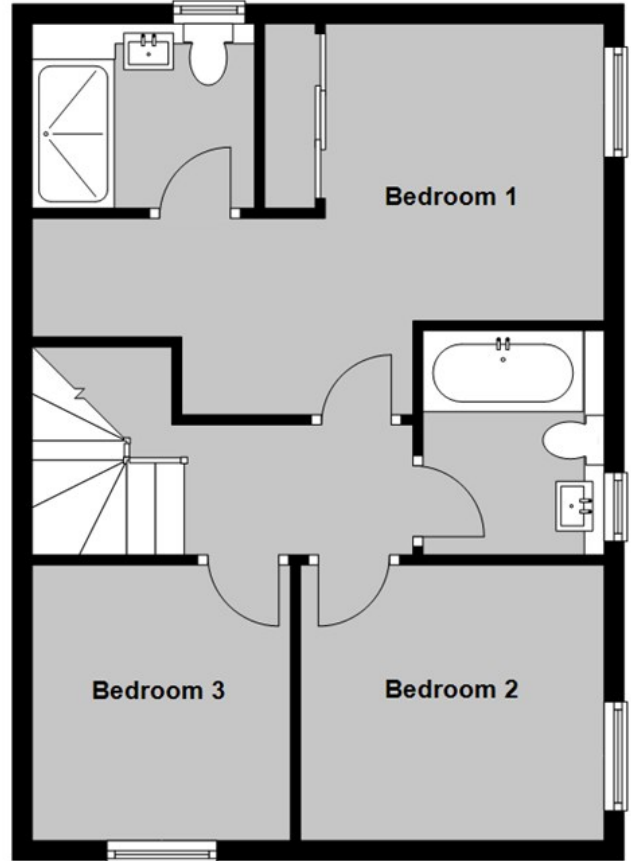
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 95.9 sq. metres (1032.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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Energy Efficiency Rating	
Very Energy Efficient (A)	93
Energy Efficient (B)	82
Decent (C)	
Needs Improvement (D)	
Poor (E)	
Very Poor (F)	
Least Energy Efficient (G)	
England & Wales	

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