

CHRISTOPHER HODGSON



**Whitstable**

**£350,000** Freehold



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# Whitstable

## *4 Seymour Avenue, Whitstable, Kent, CT5 1RY*

A detached bungalow occupying a generous plot in a desirable central location, just 160 metres from Whitstable's mainline railway station, and a short stroll to the High Street which offers a wide variety of independent shops and highly regarded restaurants.

The accommodation is arranged to provide an entrance hall, living room with a casement door leading to the garden, a kitchen, two bedrooms and a shower room.

The property now requires refurbishment throughout, and there is considerable scope to extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The delightful rear garden enjoys a south-westerly aspect and extends to 101ft (30.78m) incorporating a natural stone terrace. No onward chain.



### LOCATION

Seymour Avenue is a popular residential location in close proximity to central Whitstable being accessible to shops, bus routes and train station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

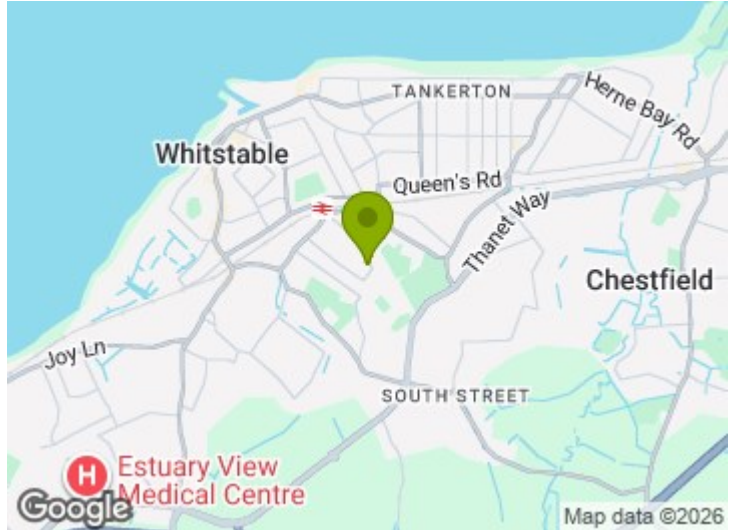
- Entrance Hall
- Sitting Room 13'11" x 10'11" (4.25m x 3.33m)
- Kitchen 10'9" x 8'2" (3.28m x 2.49m )
- Bedroom 1 10'0" x 8'8" (3.05m x 2.63m)

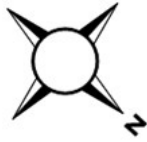
- Bedroom 2 10'0" x 7'0" (3.05m x 2.14m)

- Shower Room

#### OUTSIDE

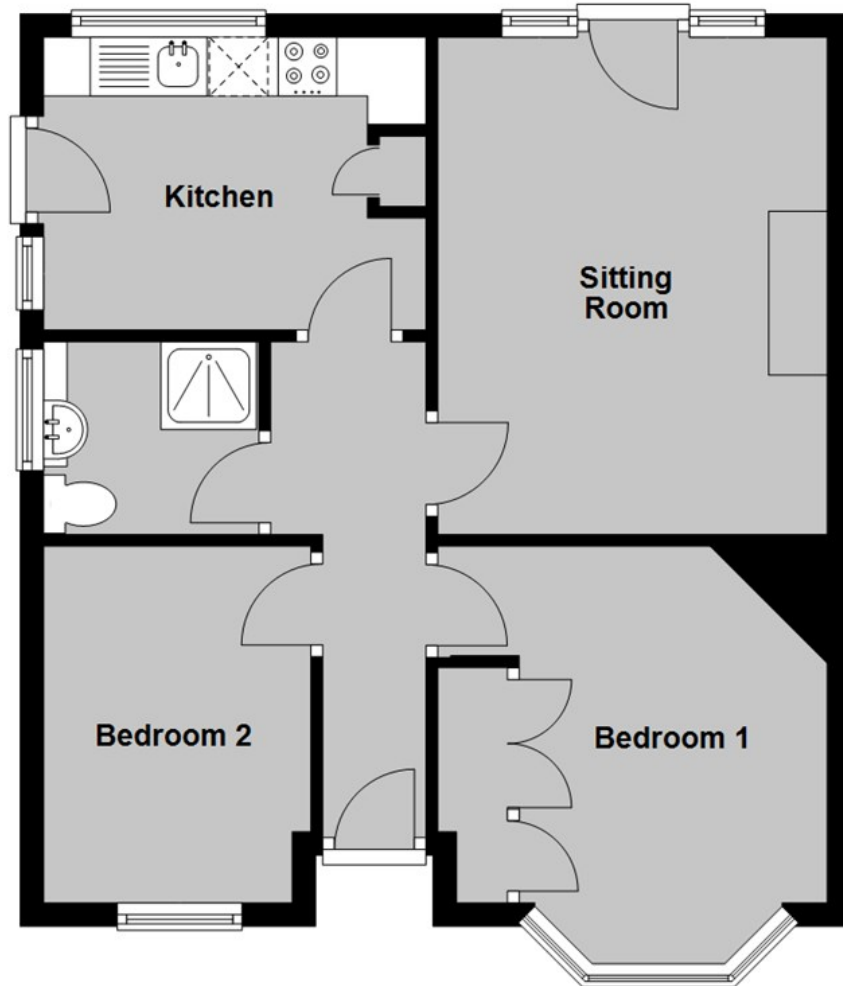
- Garden 101' x 30'5" (30.78m x 9.27m)





## Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.1 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Target
100 Energy efficient (super-insulating)	A		
75-99 Energy efficient	B		
50-74 Energy efficient	C		
29-49 Energy efficient	D		
13-28 Energy efficient	E		
8-12 Energy efficient	F		
3-7 Energy efficient	G		
1-2 Energy efficient	H		
0 Energy efficient	I		

England & Wales  
EPC Directive  
2002/91/EC

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

