Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£425,000 Freehold

...for Coastal, Country & City living.

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Whitstable

5A Linnet Avenue, Whitstable, Kent, CT5 4TN

Commanding views towards the sea from an elevated position, this spacious detached bungalow is situated in a peaceful setting at the end of a cul-de-sac, easily accessible to Whitstable town centre (1.3 miles distant), supermarkets, bus routes, amenities, Whitstable station and seafront.

The comfortably proportioned and smartly presented accommodation is arranged to comprise an entrance hall, generous sitting/dining room with wood burning stove, a smartly fitted kitchen, three double bedrooms, a shower room and a separate cloakroom.

The thoughtfully planted 70ft (21m) gardens enjoy a Southerly aspect and incorporate an area of raised decking, providing a vantage point to enjoy the sweeping views across Whitstable Bay and the Isle of Sheppey beyond.

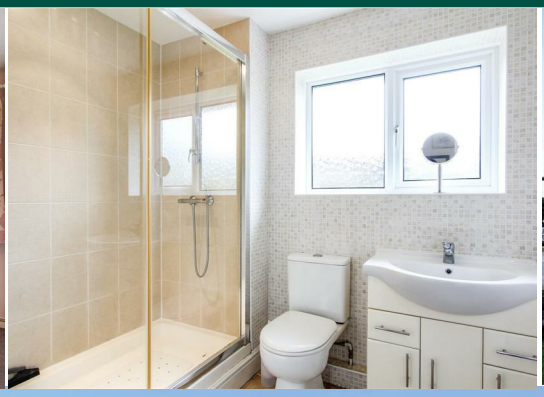
There is a detached garage (with hard standing) located at the end of Linnet Avenue which provides off road parking for a number of vehicles.

Location
Linnet Avenue is a peaceful cul-de-sac 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 (approximately 1.6 miles distant) offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins.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 are:

- **Entrance Hall**
- **Sitting Room**
  22'1" x 15'6" (6.72m x 4.72m)
  at maximum points
- **Kitchen**
  16'6" x 9'1" (5.03m x 2.77m)
  at maximum points
- **Bedroom 1**
  11'3" x 11'2" (3.43m x 3.40m)
  at maximum points
- **Bedroom 2**
  11'2" x 9'2" (3.41m x 2.79m)
- **Bedroom 3**
  10'0" x 9'1" (3.05m x 2.77m)
  at maximum points
- **Shower Room**
  7'11" x 6'0" (2.41m x 1.83m)
- **Cloakroom**



• **Rear Garden**
70' x 34' (21.34m x 10.36m)

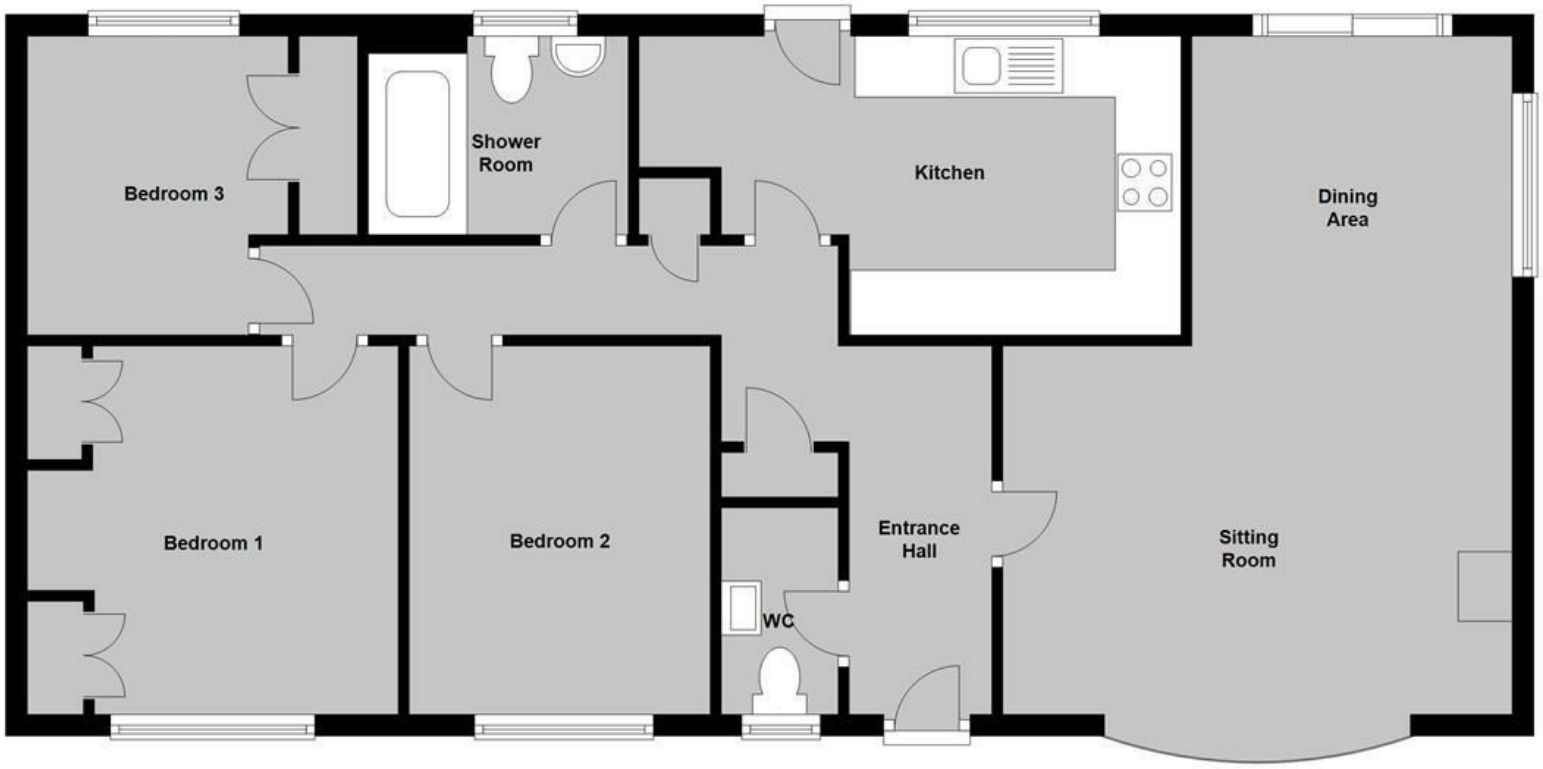
• **Detached Garage**
15'6" x 8'3" (4.72m x 2.51m)
Located at the end of Linnet Avenue.

• **Parking**
Off road parking located to the front of the garage.

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

Ground Floor

Approx. 86.6 sq. metres (932.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2020/2021 is £1,849.97.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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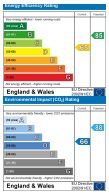

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