

CHRISTOPHER HODGSON



Whitstable

£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

49 Seymour Avenue, Whitstable, Kent, CT5 1SA

A significantly extended and beautifully presented semi-detached family home 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 spacious and versatile accommodation extends to 1470 sq ft (136 sq m) and is arranged to provide an entrance porch, entrance hall, a large sitting room with wood burning stove, a contemporary kitchen, dining room, a utility room, conservatory, and a large shower room. To

the first floor there are four double bedrooms, and a stylish bathroom.

The rear garden has been designed for ease of maintenance and extends to 33 ft (10 m) incorporating a raised decked seating area. A block paved driveway provides off-street parking for a number of vehicles.



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 Porch
- Entrance Hall
- Sitting Room 20'0" x 17'3" (6.10m x 5.27m)
- Dining Room 14'4" x 9'5" (4.37m x 2.87m)

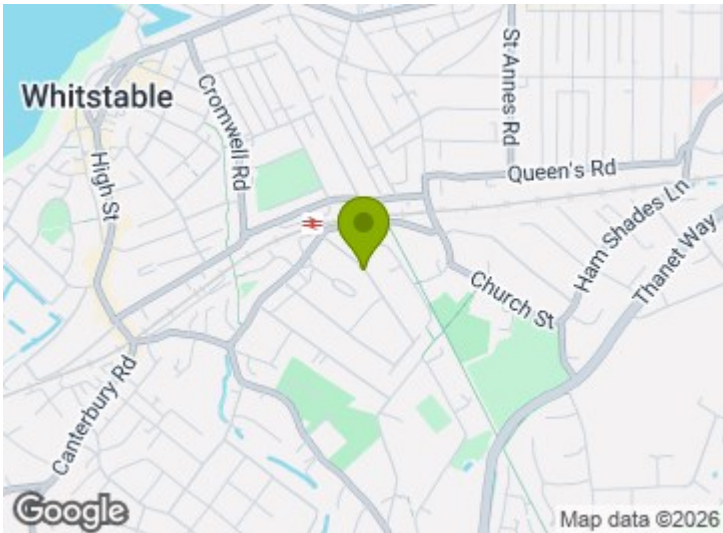
- Kitchen 15'9" x 7'6" (4.81m x 2.28m)
- Utility Area 17'1" x 5'11" (5.20m x 1.80m)
- Conservatory 9'9" x 9' (2.97m x 2.74m)
- Shower Room

FIRST FLOOR

- Bedroom 1 11'10" x 11'0" (3.60m x 3.36m)
- Bedroom 2 14'4" x 8'1" (4.37m x 2.46m)
- Bedroom 3 11'9" x 8'1" (3.58m x 2.47m)
- Bedroom 4 11'0" x 7'9" (3.35m x 2.36m)
- Bathroom
- Cloakroom

OUTSIDE

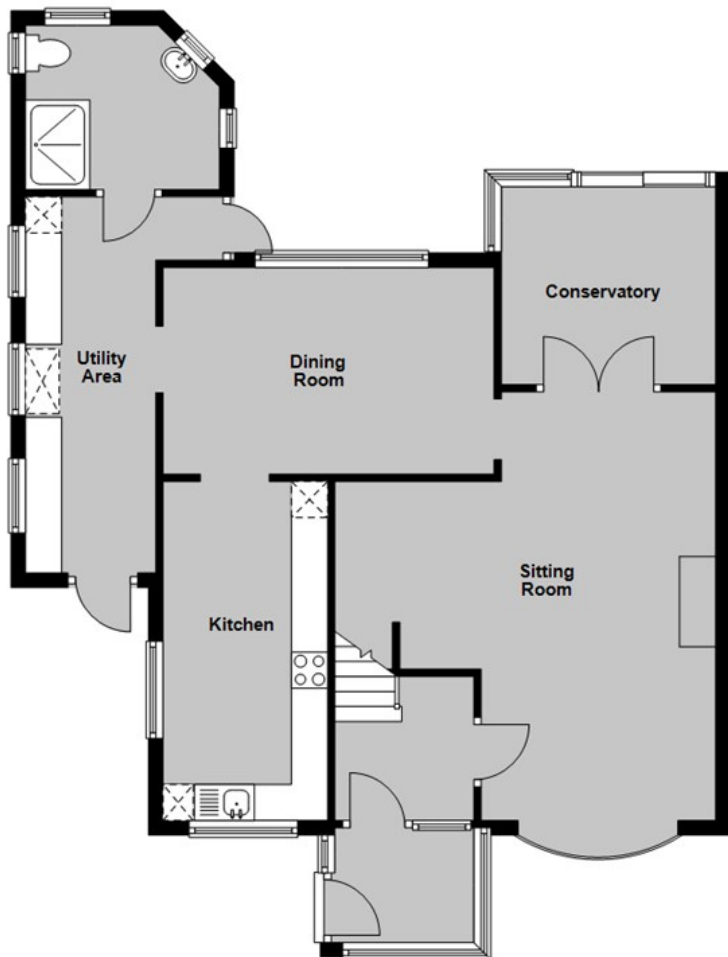
- Garden 33' x 32' (10.06m x 9.75m)





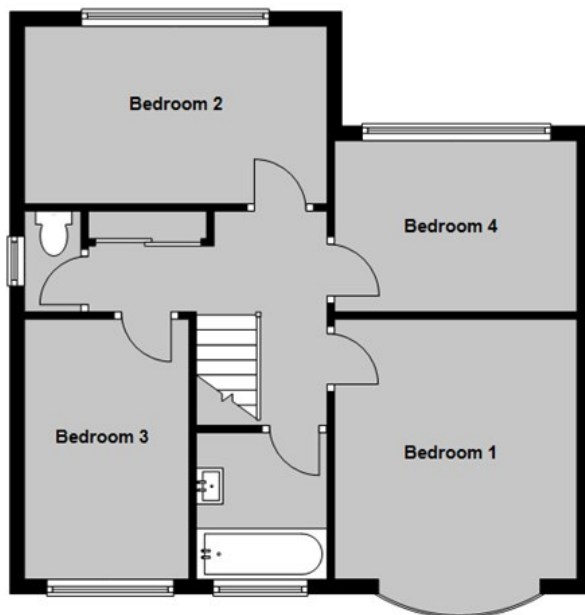
Ground Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 136.7 sq. metres (1470.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B	71	76
Below average	C		
Less energy efficient	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Extremely energy inefficient	G		
England & Wales		EPC Rating	

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

