

CHRISTOPHER HODGSON



Whitstable
£545,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

5 Major Close, Whitstable, Kent, CT5 3RE

A beautifully presented modern detached family home enjoying a pleasant outlook and ideally situated on a peaceful cul-de-sac within this highly favoured development. Mariner's View is conveniently positioned for access to Whitstable's bustling town centre, supermarkets, Estuary View medical centre and Whitstable mainline station (1.9 miles distant).

The bright and spacious accommodation has been significantly remodelled by the current owners and is arranged on the ground floor to provide an entrance hall, a spacious sitting room, dining room, a superb open-plan kitchen/breakfast room with bi-folding doors opening to the garden, and a cloakroom. The first floor comprises four bedrooms and two luxurious bathrooms (including an en-suite shower room to the principal bedroom).

The rear garden has been thoughtfully landscaped to provide several seating areas and an area laid to lawn, encompassed by raised planted borders. A driveway provides off street parking for a number of vehicles.



Location

Major Close forms part of Mariners View, a desirable modern development situated on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 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 16'6 x 6'2 (5.03m x 1.88m)
- Sitting Room 15'11 x 10'2 (4.85m x 3.10m)
- Dining Room 12'7 x 8'3 (3.84m x 2.51m)
- Kitchen / Breakfast Room 17'6 x 15'3 (5.33m x 4.65m)

- Cloakroom 5'10 x 2'1 (1.78m x 0.64m)

FIRST FLOOR

- Bedroom 1 10'11 x 10'8 (3.33m x 3.25m)
- En-Suite Shower Room 5'10 x 5'2 (1.78m x 1.57m)
- Bedroom 2 12'2 x 10'2 (3.71m x 3.10m)
- Bedroom 3 13'11 x 8'4 (4.24m x 2.54m)
- Bedroom 4 9'5" x 6'2" (2.88m x 1.89m)
- Bathroom 8'6 x 4'6 (2.59m x 1.37m)

OUTSIDE

- Garden 48' x 35' (14.63m x 10.67m)
- Store 8'7 x 8'6 (2.62m x 2.59m)

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.





Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73.

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	
Very energy efficient - lower running costs	Current
A++ (92-100)	76
A+ (89-91)	84
A (86-88)	
B (83-85)	
C (81-82)	
D (78-80)	
E (75-77)	
F (73-74)	
G (69-72)	
Energy efficient - higher running costs	
England & Wales	
EPC Reference: 2023/01010101	

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

