

CHRISTOPHER HODGSON



Whitstable

£369,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

7 Emelina Way, Whitstable, Kent, CT5 3RL

A modern semi-detached family home, ideally positioned in a quiet cul-de-sac within this highly favoured development, conveniently located close to supermarkets and Estuary View medical centre, and easily accessible to Whitstable town centre and mainline station (1.9 miles).

The beautifully presented and well-proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with sliding doors opening onto the garden, a contemporary kitchen/dining

room, a study, and a cloakroom. To the first floor, there are three generous bedrooms and two stylish bathrooms, including an en-suite shower room to the principal bedroom. One of the bedrooms has been divided to create a dressing room/study area, offering flexibility for a variety of uses.

The thoughtfully landscaped south-facing garden extends to 71ft (21m), incorporating a raised natural stone patio, a large summer house and a storage shed. A driveway provides off-street parking.



LOCATION

Emelina Way 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
- Sitting Room 16'9" x 12'3" (5.12m x 3.74m)
- Kitchen/Dining Room 19'10" x 8'3" (6.07m x 2.52m)
- Study 8'10" x 7'4" (2.71m x 2.25m)

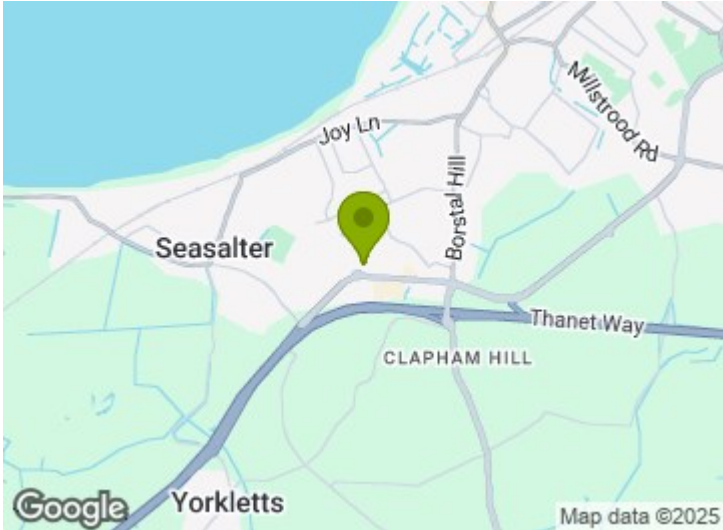
- Cloakroom 5'6" x 3'11" (1.70m x 1.20m)

FIRST FLOOR

- Bedroom 1 12'3" x 9'10" (3.75m x 3.00m)
- En-Suite Shower Room 5'4" x 4'11" (1.65m x 1.50m)
- Bedroom 2 12'3" x 8'5" (3.74m x 2.57m)
- Bedroom 3 10'11" x 8'3" (3.33m x 2.54m)
- Dressing Room / Study 8'9" x 8'4" (2.68m x 2.55m)
- Bathroom 12'3" x 8'5" (3.74m x 2.57m)

OUTSIDE

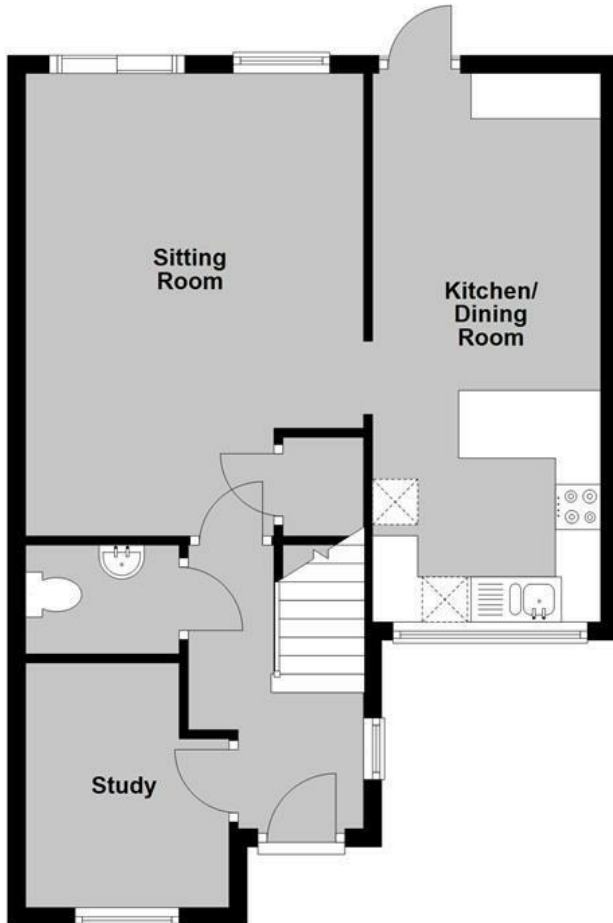
- Garden 71" x 23" (21.64m x 7.01m)





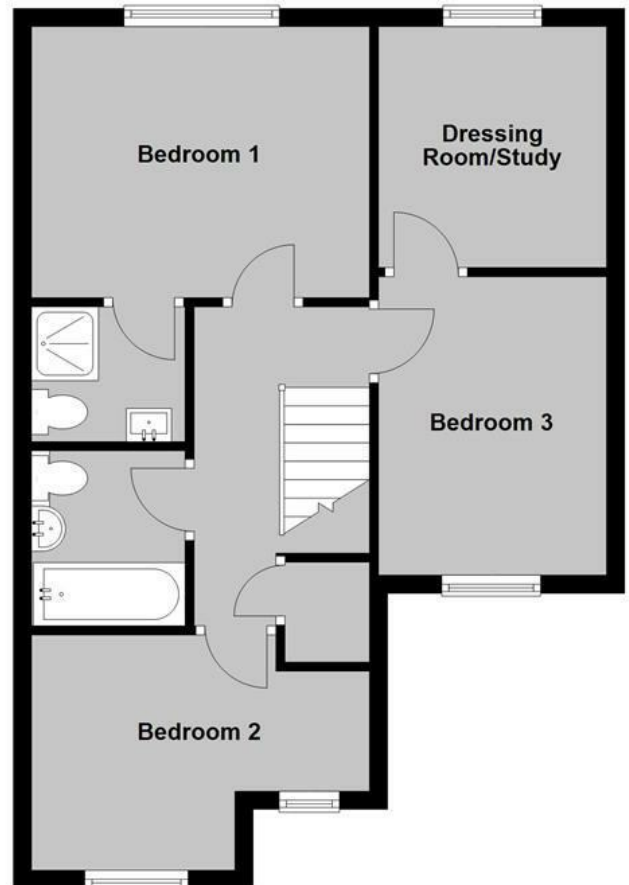
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 99.0 sq. metres (1065.3 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	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	74	78
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - highest running costs	G		
England & Wales		Energy Efficiency Rating	Environmental Impact Rating

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