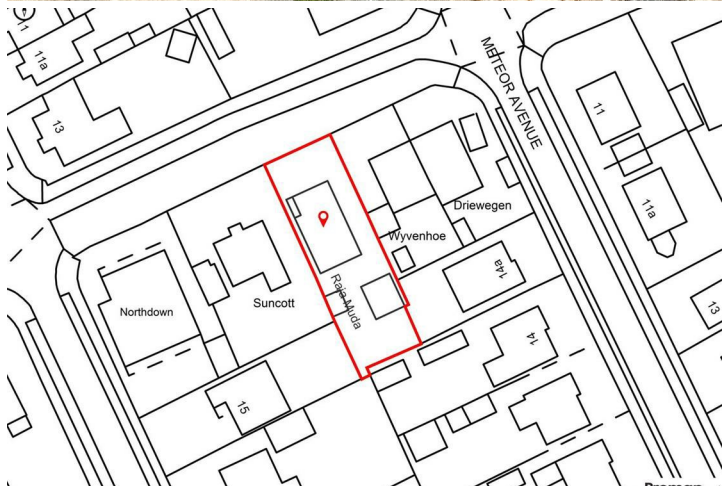




Whitstable

Guide Price **£425,000** Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443

e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

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Whitstable

Raja Muda Sunray Avenue, Whitstable, Kent, CT5 4EF

VIDEO TOUR AVAILABLE

A spacious detached bungalow situated a desirable private road, less than 500 metres from the beach and easily accessible to Whitstable's bustling town centre, with its array of highly regarded restaurants and independent shops, bus routes and Whitstable station which is 1.4 miles distant.

The smartly presented accommodation is arranged to provide an entrance porch, entrance hall, a generous living room opening to the kitchen and with doors leading to the garden, two double bedrooms, a bathroom and a shower room. There is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The South facing rear garden extends to 61ft (19m). A large detached garage is accessed via a spacious driveway to the side of the bungalow.



Location

Sunray Avenue is a much sought after residential location in Seasalter within close proximity to the seafront. There is a post office and bus route located on Joy Lane (approximately 0.3 miles distant). Nearby Faversham Road also offers a doctors surgery, pharmacy and local shops. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 87mins).

Accommodation

The accommodation and approximate measurements are:

• Porch

4'11" x 2'11" (1.49m x 0.89m)
at maximum points

• Living Room

20'1" x 23'2" (6.12m x 7.06m)
at maximum points

• Kitchen

11'2" x 10'5" (3.40m x 3.17m)
at maximum points

• Bedroom 1

19'1" x 11'9" (5.82m x 3.58m)
at maximum points

• Shower Room

9'10" x 3'5" (3.00m x 1.04m)
at maximum points

• Bedroom 2

11'1" x 9'7" (3.37m x 2.92m)
at maximum points



- **Bathroom**
10'0" x 6'6" (3.05m x 1.98m)
at maximum points
- **Rear Garden**
60'8" x 37'0" (18.5 x 11.3)
at maximum point.
- **Garage**
19'11" x 16'4" (6.08m x 4.97m)
at maximum points.

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.

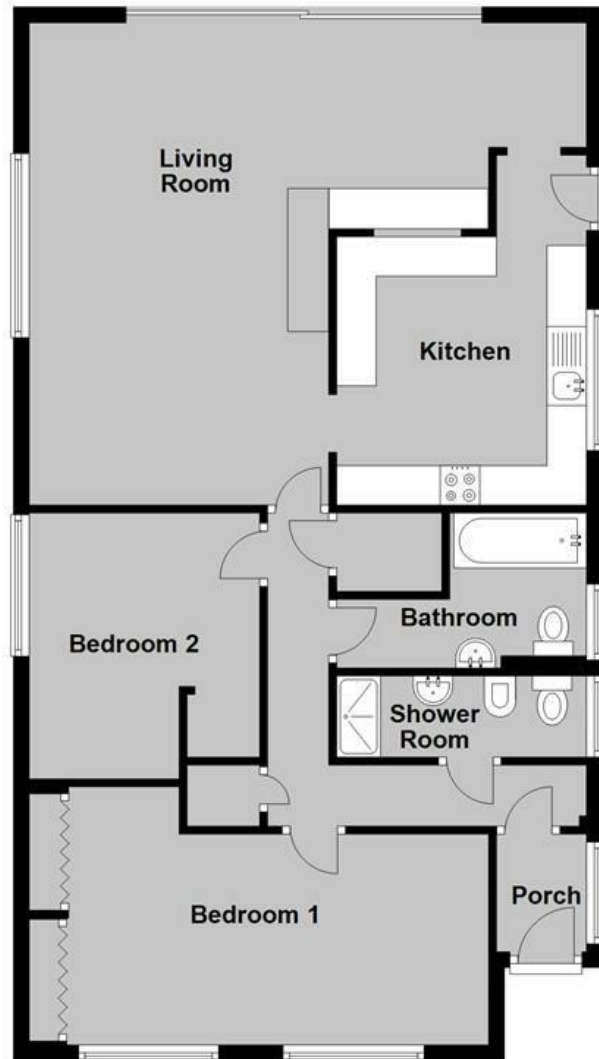


Ground Floor

Approx. 90.7 sq. metres (976.6 sq. feet)



Garage



Total area: approx. 90.7 sq. metres (976.6 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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Energy Performance Rating	
Very Good	A
Good	B
Reasonable	C
Below Average	D
Poor	E
Very Poor	F
Extremely Poor	G
England & Wales	
Very Good	A
Good	B
Reasonable	C
Below Average	D
Poor	E
Very Poor	F
Extremely Poor	G
Scotland	
Very Good	A
Good	B
Reasonable	C
Below Average	D
Poor	E
Very Poor	F
Extremely Poor	G