Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Swalecliffe, Whitstable

£395,000 Freehold

...for Coastal, Country & City living.

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Swalecliffe, Whitstable

83 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2RA

A smartly presented semi-detached bungalow in a desirable location and accessible to shops, local amenities, bus routes, less than 500 metres from Chestfield & Swalecliffe station and within walking distance of the beach (0.8 of a mile distant).

The accommodation has been much improved by the current owners and comprises an entrance hall, sitting room, kitchen, conservatory, two double bedrooms, a shower room and a separate cloakroom.

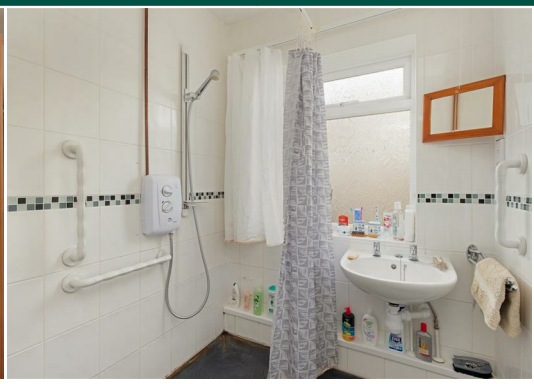
The rear garden extends to 52 ft (15 m) and incorporates a patio, lawn, vegetable patch, and a generous detached garage.

To the front of the bungalow a block paved driveway provides off road parking for a number of vehicles.

Location
Goodwin Avenue is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and less than 500 metres from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 97 mins and high speed links to London St Pancras, approximately 87 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

- **Entrance Hall**
- **Sitting Room**
  17'9" x 11'4" (5.40m x 3.46m)
  at maximum points.
- **Kitchen**
  8'10" x 8'10" (2.70m x 2.70m)
  at maximum points.
- **Shower Room**
  5'6" x 5'2" (1.69m x 1.60m)
  at maximum points.



• **Cloakroom**
5'6" x 2'11" (1.69m x 0.9m)
at maximum points.

• **Bedroom 1**
14'6" x 10'4" (4.43m x 3.14m)
at maximum points.

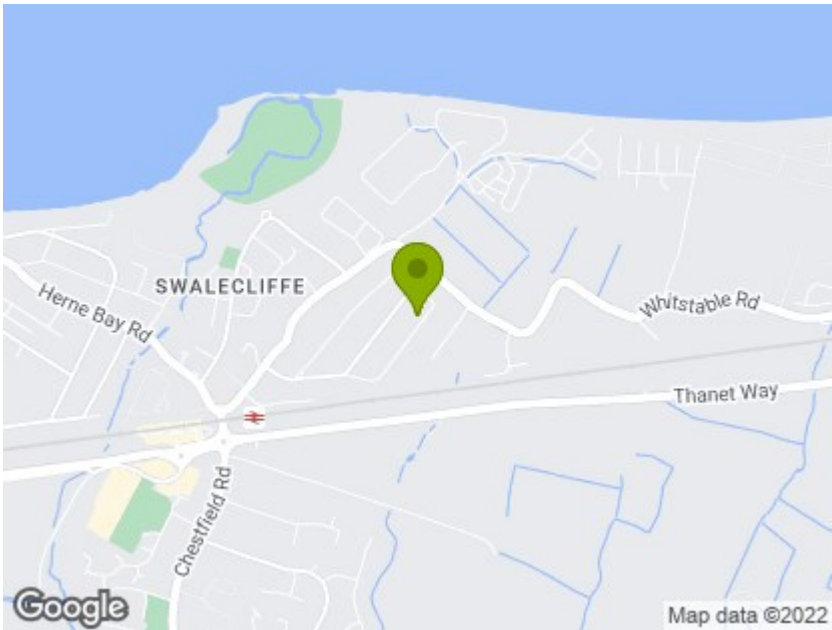
• **Bedroom 2**
10'10" x 9'11" (3.29m x 3.02m)
at maximum points.

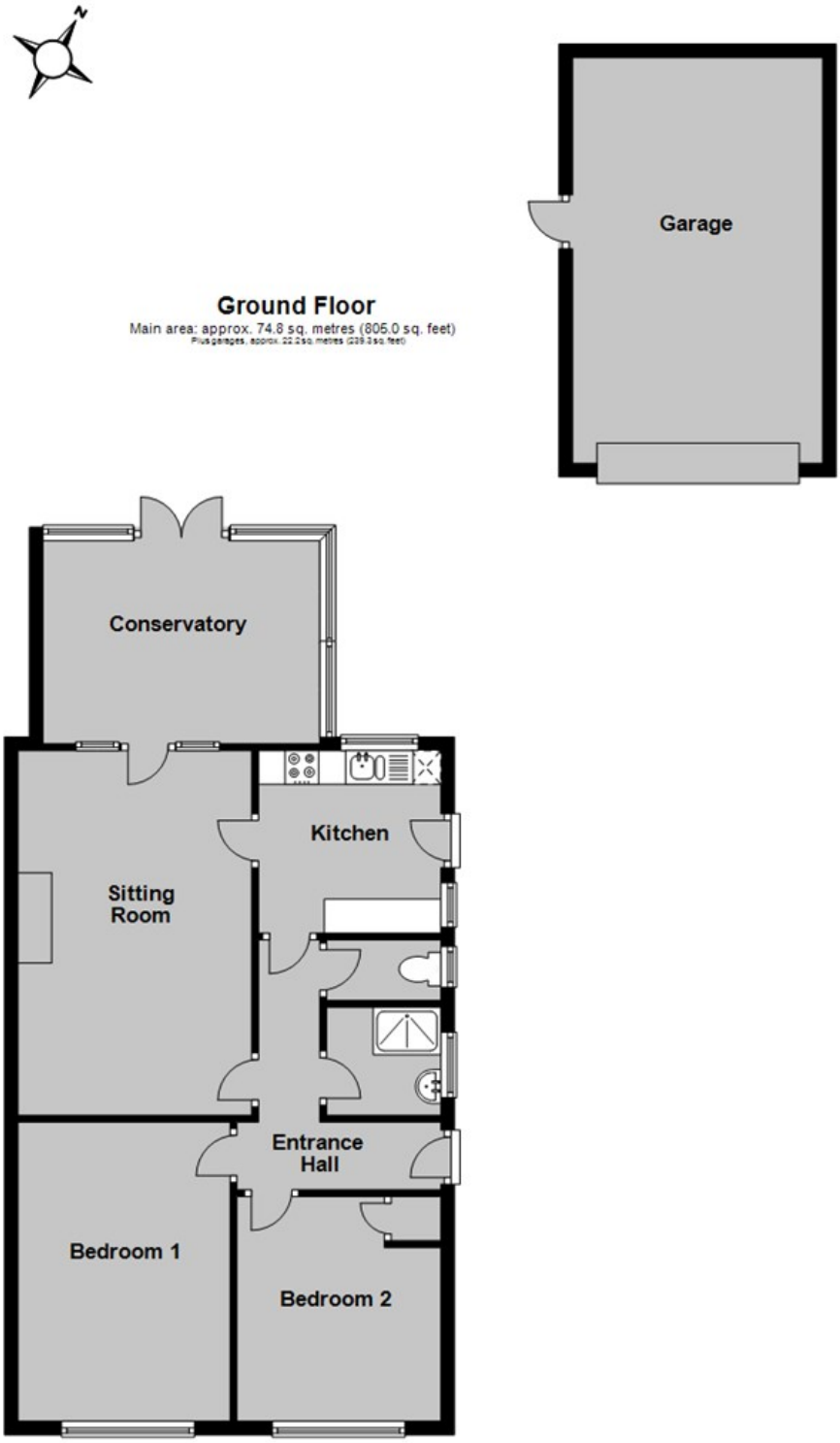
• **Garden**
52' x 30' (15.85m x 9.14m)
at maximum points.

• **Conservatory**
13'5" x 9'10" (4.10m x 3.00m)
at maximum points.

• **Garage**
19'8" x 12'1" (6.00m x 3.70m)
at maximum points.

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





Main area: Approx. 74.8 sq. metres (805.0 sq. feet)
Plus garages, approx. 22.2 sq. metres (239.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92

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

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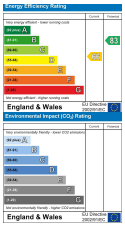

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