

CHRISTOPHER HODGSON



Whitstable
£490,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Archways, Spire Avenue, Whitstable, Kent, CT5 3DS

A beautifully presented detached family home ideally situated in a desirable location within close proximity of supermarkets, a short walk to Whitstable station (0.8 miles), and easily accessible to the bustling town centre and seafront.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a large open-plan sitting/dining room with a wood-burning stove and doors leading to the garden, a contemporary kitchen,

a conservatory, and a cloakroom. The first floor comprises three bedrooms and a smartly fitted bathroom. The former garage has been converted to create a studio and is suitable for a variety of uses.

The south-facing garden is a particularly attractive feature of the property, extending to 35ft (10.6m). A driveway to the front of the house provides off street parking for a number of vehicles.



LOCATION

Spire Avenue, located just off South Street, is a desirable residential cul-de-sac conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broadleaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 28'1" x 21'11" (8.56m x 6.67m)

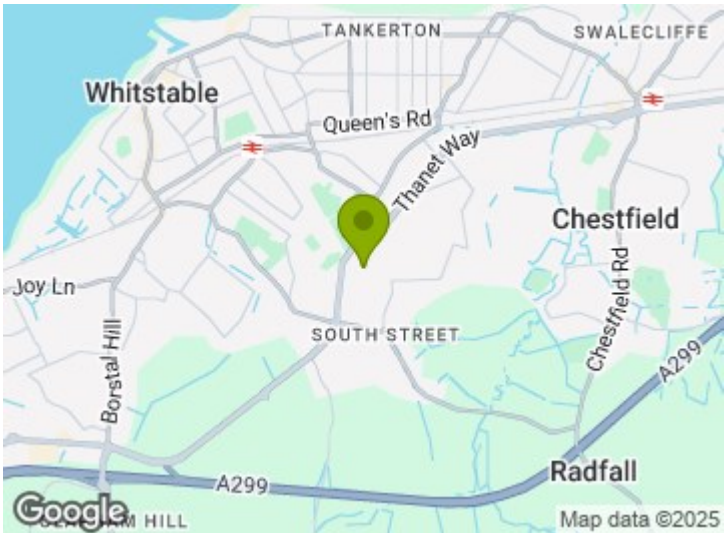
- Kitchen 9'11" x 9'9" (3.02m x 2.97m)
- Conservatory 12'4" x 11'2" (3.76m x 3.40m)
- Studio 16'5" x 7'9" (5.00m x 2.36m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 15'10" x 10'8" (4.83m x 3.25m)
- Bedroom 2 10'10" x 8'11" (3.30m x 2.71m)
- Bedroom 3 10'4" x 6'7" (3.15m x 2.01m)
- Bathroom

OUTSIDE

- Garden 35' x 25'9" (10.67m x 7.85m)
- Workshop 11'6" x 6'7" (3.51m x 2.01m)





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

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Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A+)	92-100		
Energy Efficient (A)	81-91		
Decent (B)	69-80	71	79
Needs Improvement (C)	55-68		
Needs Improvement (D)	40-54		
Needs Improvement (E)	21-39		
Needs Improvement (F)	9-20		
Needs Improvement (G)	1-8		
Minimum Efficient - Lowest Rating Grade		EPC Directive (2002/91/EC)	
England & Wales			

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