

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£315,000 Freehold



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14 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2QX

An extended semi-detached bungalow in a desirable location accessible to shops, amenities, schools, bus routes, less than 500 metres from Chestfield & Swalecliffe mainline railway station and within walking distance of the beach (0.7 miles).

The property would now benefit from a degree of updating and improvement and there is considerable scope to further extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The existing accommodation is arranged to comprise an entrance hall, a generous sitting room, a kitchen/dining room, two bedrooms, a shower room, and a separate cloakroom.

Outside, the delightful south facing rear garden extends to 53ft (16m) and incorporates a patio area, a workshop, and greenhouse. A driveway to the front of the property provides off-street 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 Chestfield & Swalecliffe mainline railway station (0.7 miles). 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

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 20'11" x 11'6" (6.40m x 3.51m)
- Kitchen/Dining Room 16'11" x 9'8" (5.16m x 2.97m)
- Bedroom 1 10'9" x 9'10" (3.30m x 3.02m)

- Bedroom 2 10'0" x 7'6" (3.05m x 2.31m)
- Shower Room
- Cloakroom

OUTSIDE

- Garden 53'6" x 42'7" (16.31m x 12.98m)



Main area: Approx. 70.0 sq. metres (753.5 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating	
Current Energy Efficiency Rating	A
Current Energy Efficiency Score	85
Minimum Energy Efficiency Rating	B
Minimum Energy Efficiency Score	69
Maximum Energy Efficiency Rating	C
Maximum Energy Efficiency Score	51
Minimum Energy Efficiency Rating	D
Minimum Energy Efficiency Score	35
Maximum Energy Efficiency Rating	E
Maximum Energy Efficiency Score	21
Minimum Energy Efficiency Rating	F
Minimum Energy Efficiency Score	9
Maximum Energy Efficiency Rating	G
Maximum Energy Efficiency Score	1

England & Wales
EPC Directive
2002/91/EC

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