

CHRISTOPHER HODGSON



Whitstable
£575,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

20 Seymour Avenue, Whitstable, Kent, CT5 1RY

A significantly extended detached family home in a desirable central location, just 160 metres from Whitstable's mainline railway station, and a short stroll to the High Street which offers a wide variety of independent shops and highly regarded restaurants.

The spacious and versatile accommodation extends to 1753 sq ft (163 sq m) and is arranged on the ground floor to provide an entrance porch, entrance hall, a generous sitting room open-plan to a dining room, a large

contemporary kitchen, a separate utility room, a double bedroom, study and a bathroom. To the first floor there are three further double bedrooms, two of which benefit from a walk-in-wardrobe and a dressing room, and a family bathroom.

The rear garden enjoys a South Westerly aspect, and a driveway to the front of the house provides off-street parking for a number of vehicles. No onward chain.



LOCATION

Seymour Avenue is a popular residential location in close proximity to central Whitstable being accessible to shops, bus routes and train station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. 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 Porch
- Entrance Hall
- Sitting Room 23'0" x 11'1" (7.02m x 3.39m)
- Dining Room 22'3" x 9'10" (6.78m x 3.00m)

- Kitchen 10'6" x 10'0" (3.20m x 3.05m)

- Utility Room 6'6" x 6'4" (1.98m x 1.93m)

- Bedroom 3 11'1" x 11'0" (3.38m x 3.35m)

- Study 8'11" x 7'1" (2.73m x 2.16m)

- Bathroom

FIRST FLOOR

- Bedroom 1 14'7" x 14'1" (4.45m x 4.29m)

- Walk-in-Wardrobe

- Bedroom 2 14'7" x 13'8" (4.45m x 4.17m)

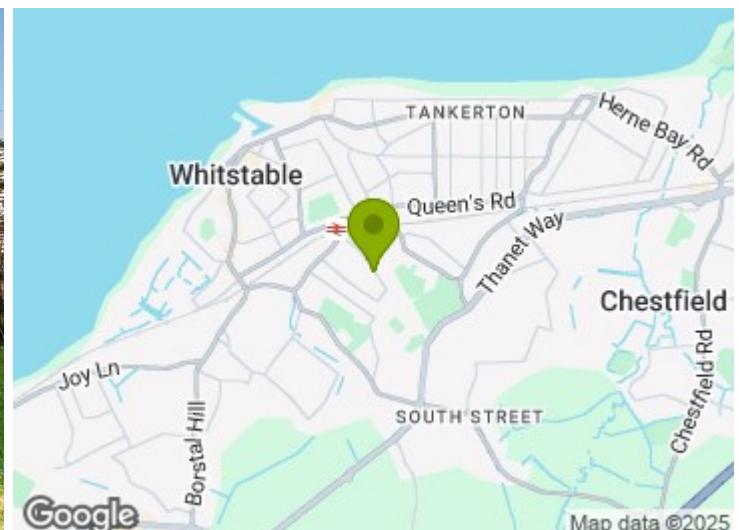
- Dressing Room 10'11" x 4'8" (3.33m x 1.42m)

- Bedroom 4 10'10" x 9'5" (3.30m x 2.87m)

- Bathroom

OUTSIDE

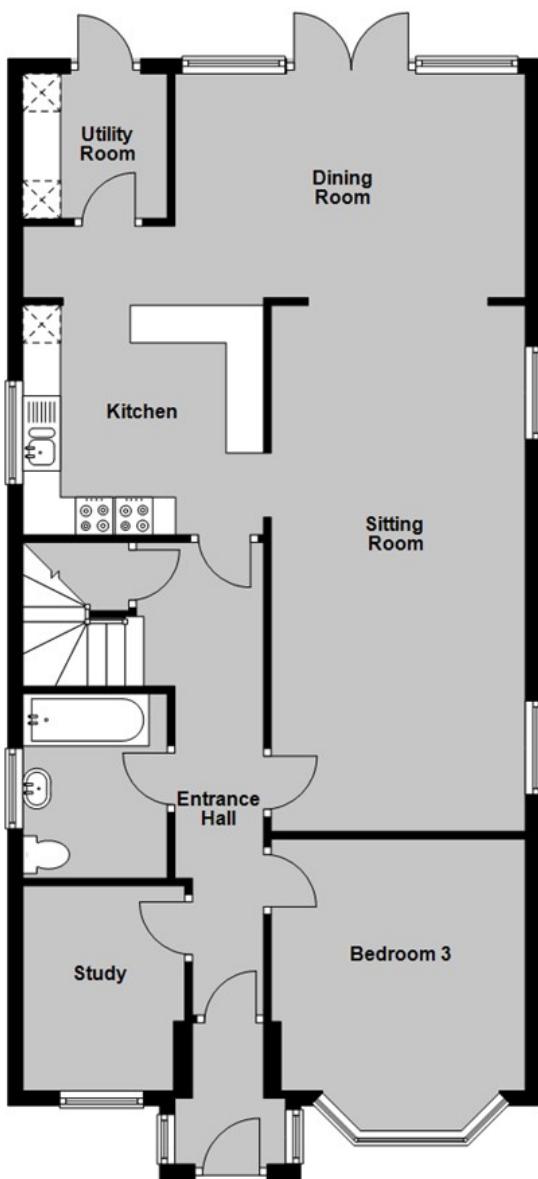
- Garden 39'7" x 36' (12.07m x 10.97m)





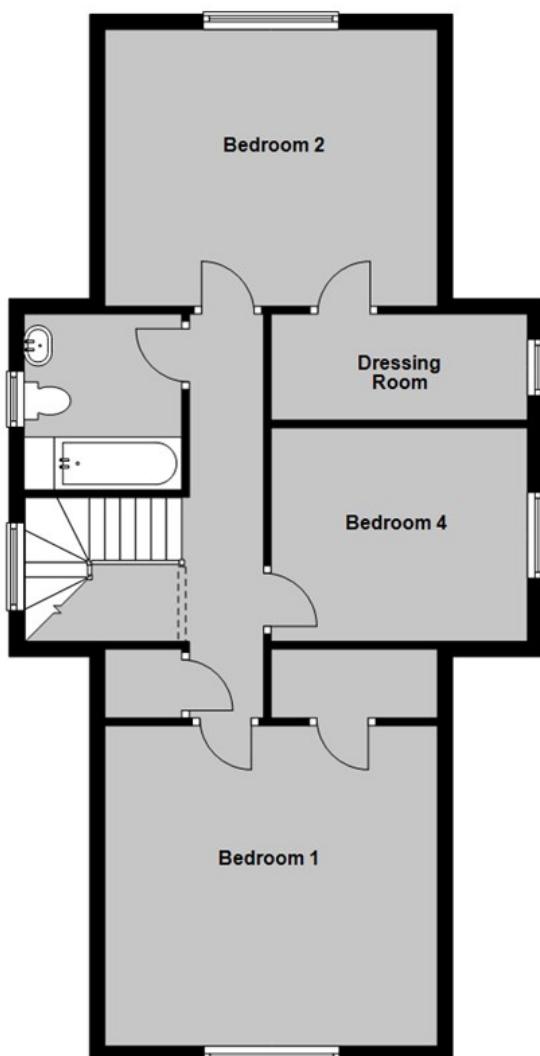
Ground Floor

Approx. 92.8 sq. metres (999.2 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



Total area: approx. 162.9 sq. metres (1753.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

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Energy Efficiency Rating	
Very energy efficient - near zero energy rating	Code
Excellent A	81
Good B	73
Satisfactory C	65
Needs improvement D	57
Poor E	49
Very poor F	41
Very, very poor G	33
Not energy efficient - higher running costs	
Eco Standard 2009/100/EC	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

