

CHRISTOPHER HODGSON



**Whitstable**  
**£400,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



---

# Whitstable

## *47 Grimthorpe Avenue, Whitstable, Kent, CT5 4PZ*

A spacious link detached bungalow in an elevated position with views towards the sea. The property is conveniently positioned for access to the town centre and seafront, highly regarded schools, bus routes, and Whitstable station (1.4 miles).

There is considerable scope to extend and remodel the existing dwelling (subject to all necessary consents and approvals being obtained) and is currently arranged to provide an entrance porch, entrance hall, a sitting room, conservatory, kitchen, two double bedrooms, and a bathroom with separate shower enclosure. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

The mature and established garden extends to 43ft (13.11m) providing an ideal space for entertaining and the perfect vantage point to enjoy the views and Whitstable's famous sunsets.

A driveway provides access to the attached garage and an area of off street parking.

No onward chain.



### LOCATION

Grimthorpe Avenue is a much sought after location in the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

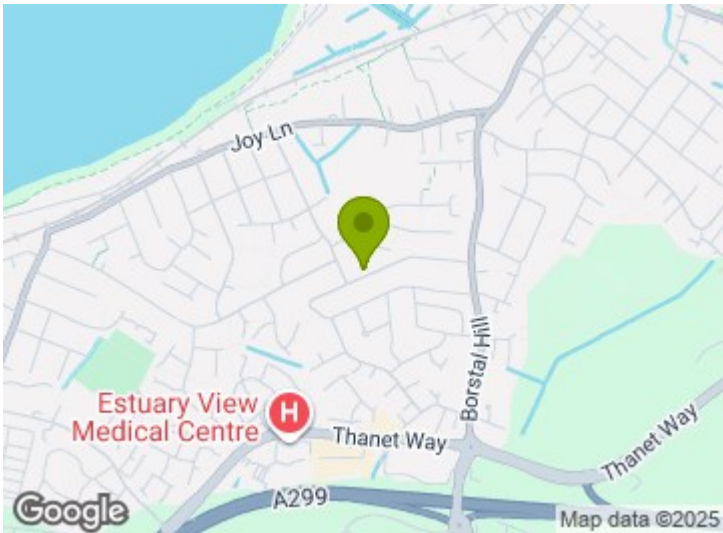
#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 14'2" x 12'0" (4.32m x 3.66m )

- Conservatory 11'2" x 10'6" (3.40m x 3.20m)
- Kitchen 11'10" x 9'0" (3.61m x 2.74m )
- Bedroom 1 15'0" x 12'2" (4.57m x 3.71m)
- Bedroom 2 10'5" x 9'8" (3.17m x 2.95m)
- Bathroom

#### OUTSIDE

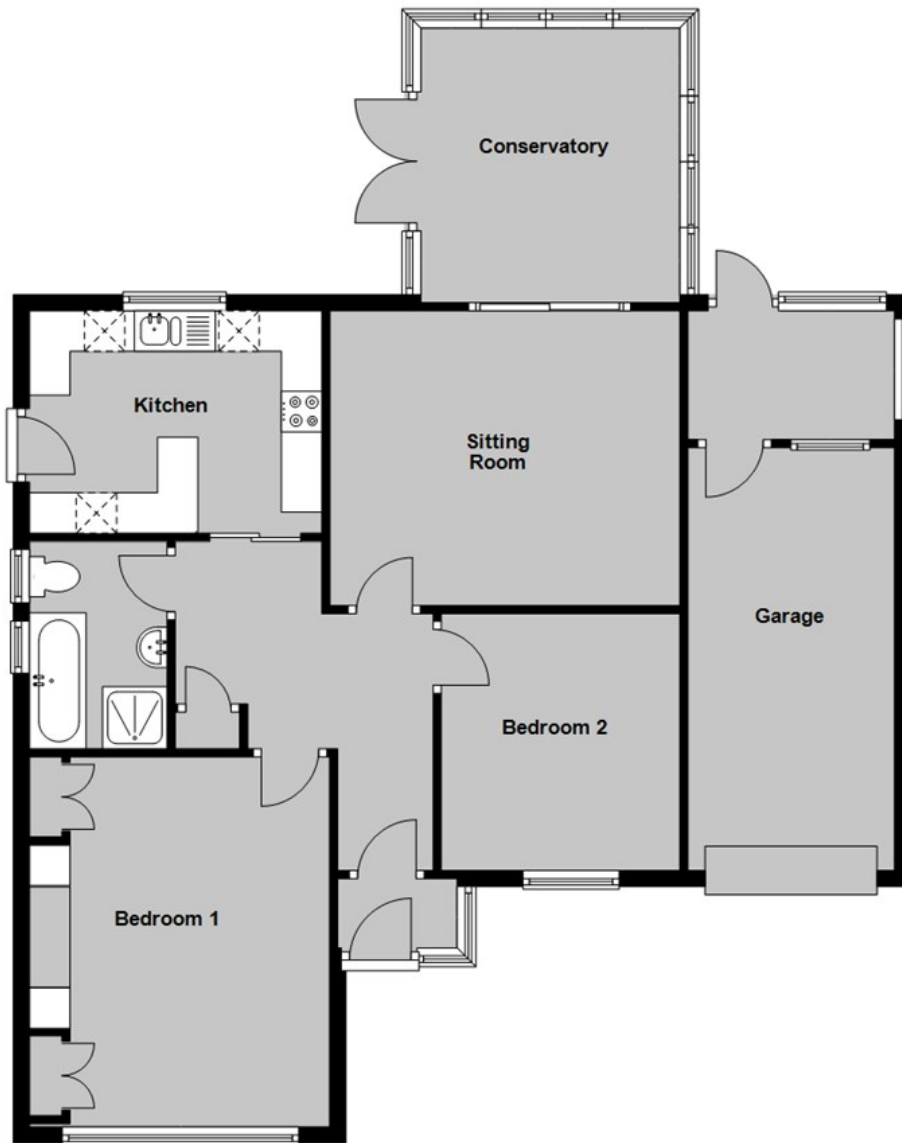
- Garage 16'8" x 8'5" (5.08m x 2.57m)
- Store 8'5" x 5'3" (2.57m x 1.60m)
- Garden 43" x 39" (13.11m x 11.89m)





## Ground Floor

Main area: approx. 80.0 sq. metres (861.4 sq. feet)  
Plus garages, approx. 17.3 sq. metres (185.8 sq. feet)



Main area: Approx. 80.0 sq. metres (861.4 sq. feet)  
Plus garages, approx. 17.3 sq. metres (185.8 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2025 is £2,047.33.**

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	72	77
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
England & Wales		Energy efficiency	ES1 Domestic properties

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

