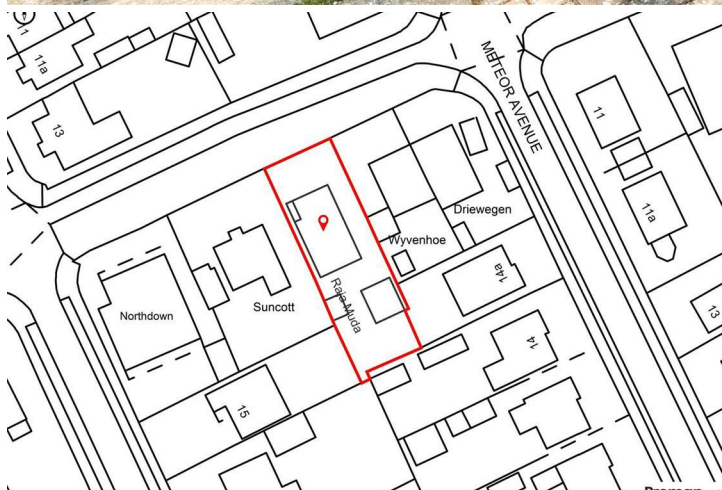




Whitstable

Guide Price **£425,000** Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443

e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

Raja Muda Sunray Avenue, Whitstable, Kent, CT5 4EF

VIDEO TOUR AVAILABLE

A spacious detached bungalow situated a desirable private road, less than 500 metres from the beach and easily accessible to Whitstable's bustling town centre, with its array of highly regarded restaurants and independent shops, bus routes and Whitstable station which is 1.4 miles distant.

The smartly presented accommodation is arranged to provide an entrance porch, entrance hall, a generous living room opening to the kitchen and with doors leading to the garden, two double bedrooms, a bathroom and a shower room. There is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The South facing rear garden extends to 61ft (19m). A large detached garage is accessed via a spacious driveway to the side of the bungalow.



Location

Sunray Avenue is a much sought after residential location in Seasalter within close proximity to the seafront. There is a post office and bus route located on Joy Lane (approximately 0.3 miles distant). Nearby Faversham Road also offers a doctors surgery, pharmacy and local shops. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 87mins).

Accommodation

The accommodation and approximate measurements are:

• Porch

4'11" x 2'11" (1.49m x 0.89m)
at maximum points

• Living Room

20'1" x 23'2" (6.12m x 7.06m)
at maximum points

• Kitchen

11'2" x 10'5" (3.40m x 3.17m)
at maximum points

• Bedroom 1

19'1" x 11'9" (5.82m x 3.58m)
at maximum points

• Shower Room

9'10" x 3'5" (3.00m x 1.04m)
at maximum points

• Bedroom 2

11'1" x 9'7" (3.37m x 2.92m)
at maximum points



- **Bathroom**
10'0" x 6'6" (3.05m x 1.98m)
at maximum points
- **Rear Garden**
60'8" x 37'0" (18.5 x 11.3)
at maximum point.
- **Garage**
19'11" x 16'4" (6.08m x 4.97m)
at maximum points.

Video Tour Available

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Ground Floor

Approx. 90.7 sq. metres (976.6 sq. feet)



Garage

Living Room

Kitchen

Bedroom 2

Bathroom

Shower Room

Bedroom 1

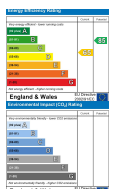
Porch

Total area: approx. 90.7 sq. metres (976.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2020/2021 is £1,849.97.

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

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.



Folio No. 6466/WR