CHRISTOPHER HODGSON

Whitstable

£535,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

35 Douglas Avenue, Whitstable, Kent, CT5 1RT

A significantly extended 1930's semi-detached house situated in an enviable position, less than half a mile from Whitstable mainline station and within close proximity of The Whitstable School, and a short stroll to the charming seafront and bustling town centre with it's array of independent shops and highly regarded restaurants.

This spacious and smartly presented family home is arranged on the ground floor to provide an entrance hall, sitting room flooded with natural light, dining room opening to a kitchen/breakfast room and a cloakroom.

The first floor comprises three bedrooms and a bathroom, with a further double bedroom and useful store on the second floor.

The generous rear garden extends to 74ft (22m) and incorporates a raised stone terrace. A driveway to the front of the property provides an area of off-street parking. No onward chain.

LOCATION
Douglas Avenue is a sought after residential location and is conveniently positioned for access to schools, shops and Whitstable mainline railway stations is just 0.6 of a mile distant and offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed. The town is well served by educational establishments.

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

GROUND FLOOR

• Entrance Hall

• Sitting Room 14'7" x 13'3" (4.45m x 4.04m)

• Dining Room 11'11" x 11'6" (3.63m x 3.51m)

• Kitchen/Breakfast Room 17'3 x 9'4 (5.26m x 2.84m)

• Cloakroom

FIRST FLOOR

• Bedroom 1 14'7" x 11'1" (4.45m x 3.38m)

• Bedroom 2 11'11" x 10'4" (3.63m x 3.15m)

• Bedroom 3 8'8" x 8'0" (2.64m x 2.44m)

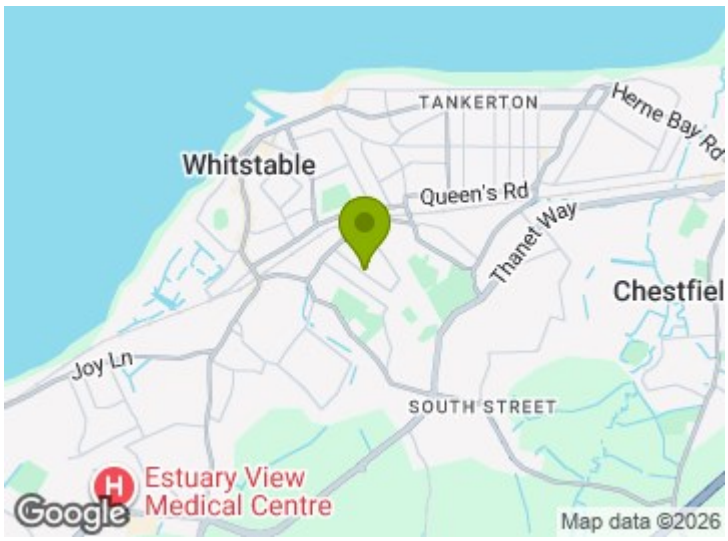
• Bathroom 8'3 x 7'2 (2.51m x 2.18m)

SECOND FLOOR

• Loft Room 18'7 x 17'7 (5.66m x 5.36m)

OUTSIDE

• Rear Garden 74' x 28' (22.56m x 8.53m)


TANKERTON
Herne Bay Rd
Whitstable
Queen's Rd
Thanet Way
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Joy Ln
SOUTH STREET
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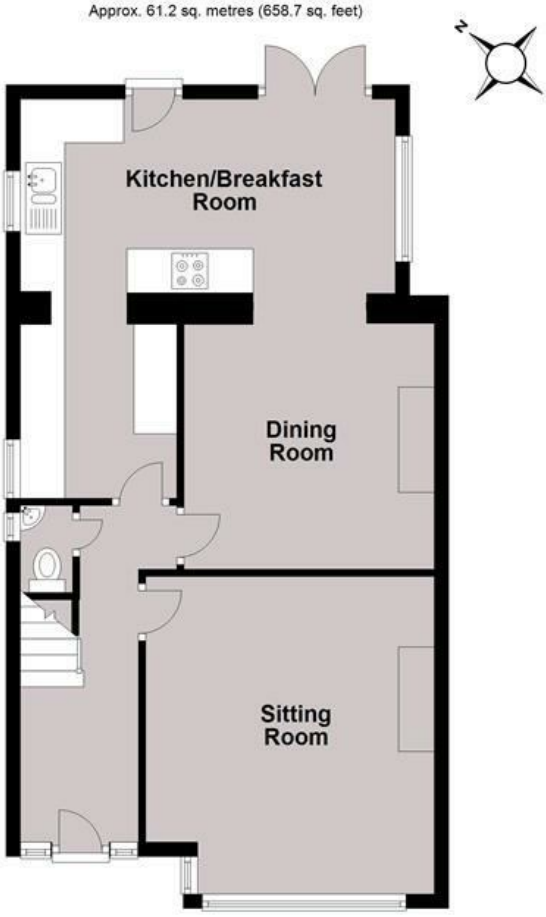
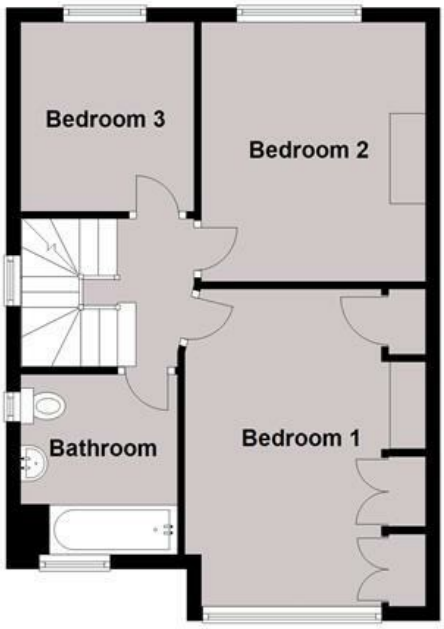
Ground Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



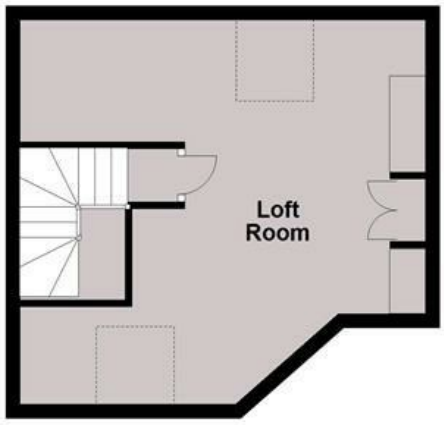
First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Second Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



Total area: approx. 133.7 sq. metres (1438.8 sq. feet)

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

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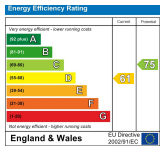

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Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK