CHRISTOPHER HODGSON









Whitstable

£400,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

16 Aurelie Way, Whitstable, Kent, CT5 3RT

A beautifully presented semi-detached house on a desirable development on the outskirts of Whitstable. The property is conveniently positioned within close proximity to supermarkets, highly regarded schools, bus routes and is easily accessible to Whitstable town centre and station (1.5 miles).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a contemporary open-plan kitchen/dining room, a generous sitting room, and a cloakroom. To the first floor, there are four bedrooms, including the principal bedroom with en-suite shower room, and a separate family bathroom.

The beautifully tended south-facing rear garden is a particularly attractive feature of the property, extending to 53ft (16m) and incorporating a decked seating area, creating an ideal space for both relaxation and entertaining. A garage and driveway provide an area of off-street parking for several vehicles.







LOCATION
Aurelie Way is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual retail outlets, café bars and a variety of seafood restaurants for which the it has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and 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 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 16'4" x 13'4" (4.97m x 4.06m)
- Sitting Room 16'4" x 11'10" (4.98m x 3.60m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 10'6" x 11'11" (3.20m x 3.64m)
- En-suite Shower Room
- Bedroom 2 9'5" x 10'2" (2.88m x 3.11m)
- Bedroom 3 6'8" x 10'2" (2.03m x 3.11m)
- Bedroom 4 7'2" x 6'8" (2.19m x 2.03m)
- Bathroom

OUTSIDE

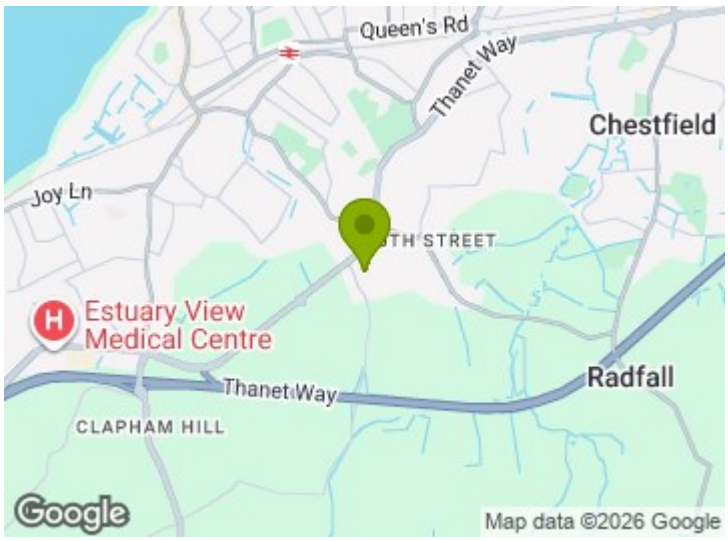
- Garden 53' x 27' (16.15m x 8.23m)
- Garage 16'5" x 8'0" (5.00m x 2.43m)







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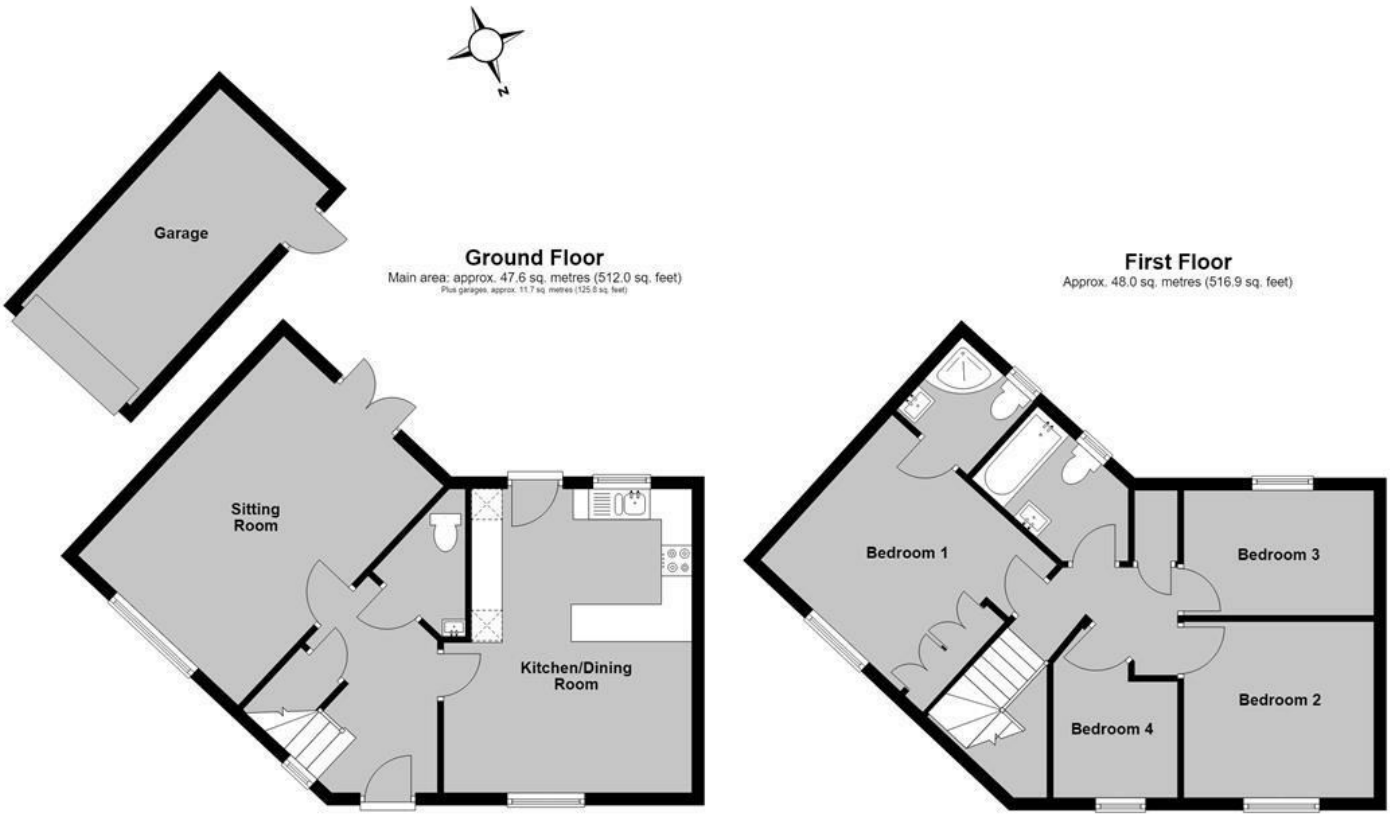

Main area: Approx. 95.6 sq. metres (1028.9 sq. feet)
Plus garages, approx. 11.7 sq. metres (125.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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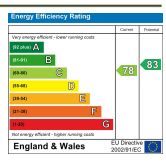

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