

CHRISTOPHER HODGSON



**Whitstable**

**£475,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Whitstable

## *Amashae, 2 Meteor Avenue, Whitstable, Kent, CT5 4DH*

A spacious detached chalet bungalow in a much sought after location, within close proximity of the beach and within walking distance of the town centre, highly regarded schools and Whitstable station (1.4 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room/dining room incorporating a wood burning stove, conservatory, a kitchen, two double bedrooms, and a bathroom. To the first floor there are two further double bedrooms, and a bathroom. The property would now benefit from a

programme of modernisation throughout, and there is considerable scope to remodel and/or extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The mature and established rear garden enjoys a Westerly aspect and extends to 80ft (24m). A block paved driveway provides access to an attached garage and an area of off-street parking. No onward chain.



### LOCATION

Meteor Avenue is a much sought after residential location in Whitstable within close proximity to the seafront. There is a post office and bus route located on Joy Lane (approximately 0.5 miles distant). Nearby Faversham Road also offers a doctors surgery, pharmacy and local shops. 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 Hall
- Sitting/Dining Room 20'0" x 13'5" (6.10m x 4.09m )

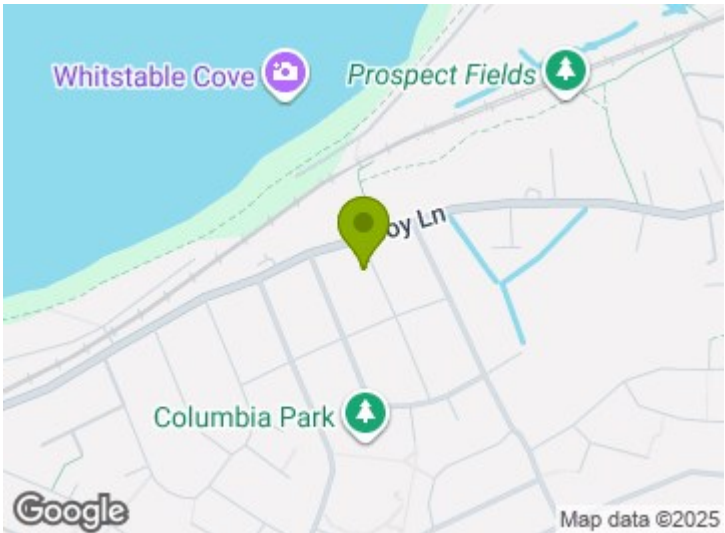
- Conservatory 11'2" x 10'8" (3.40m x 3.25m)
- Kitchen 17'5" x 8'0" (5.30m x 2.45m)
- Bedroom 1 12'0" x 11'6" (3.65m x 3.50m)
- Bedroom 2 11'6" x 8'10" (3.51m x 2.69m )
- Bathroom

#### FIRST FLOOR

- Bedroom 3 12'0" x 9'0" (3.66m x 2.74m )
- Bedroom 4 11'9" x 9'0" (3.58m x 2.74m )
- Bathroom

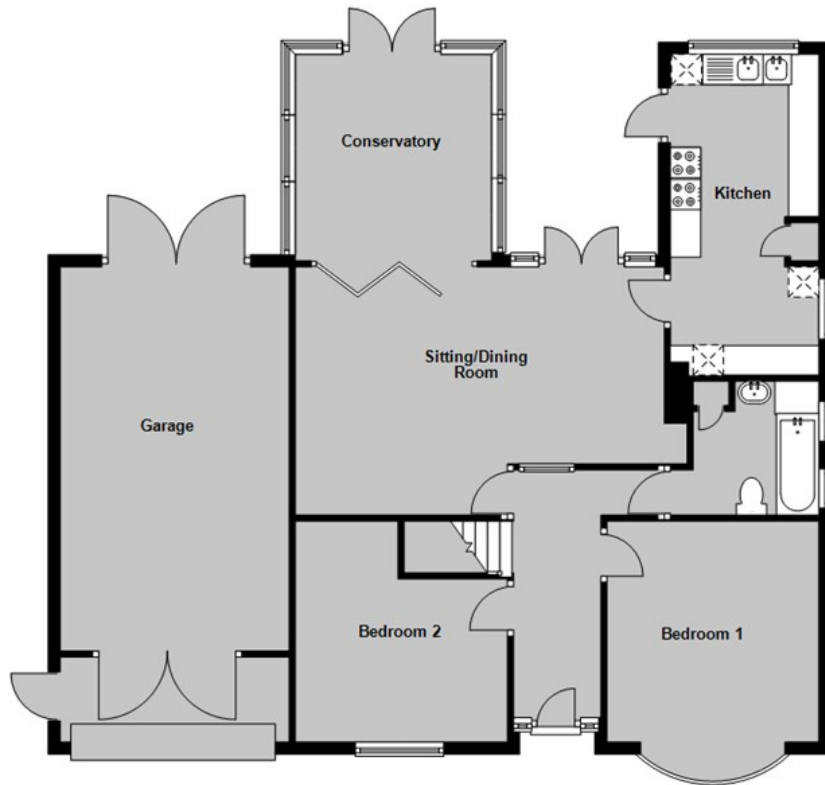
#### OUTSIDE

- Garden 80' x 53' (24.38m x 16.15m)
- Garage 20'10" x 12'5" (6.35m x 3.78m)

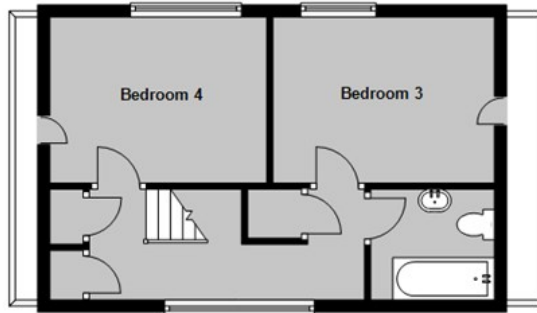




**Ground Floor**  
Main area: approx. 87.6 sq. metres (943.0 sq. feet)  
Plus garage, approx. 29.7 sq. metres (319.7 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.6 sq. feet)



Main area: Approx. 121.9 sq. metres (1312.5 sq. feet)  
Plus garages, approx. 29.7 sq. metres (319.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient - higher running costs			
England & Wales		65-70	55-60

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

