Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Whitstable

**£409,950** Freehold

...for Coastal, Country & City living.

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# Whitstable

10 Aurum Close, Whitstable, CT5 3FN

*VIDEO TOUR AVAILABLE*

A modern detached family home situated within a popular development on the outskirts of Whitstable, conveniently positioned for easy access to supermarkets, Whitstable town centre with it's mix of independent shops and highly regarded restaurants, the seafront and Whitstable station (1.3 miles distant).

The comfortably proportioned accommodation has recently undergone a programme of improvement to include redecoration throughout, and is arranged on the ground floor to provide an entrance hall, sitting room, kitchen with integrated appliances and open-plan to dining room, a utility room, study and a cloakroom. The first floor comprises four bedrooms and two bathrooms, including an en-suite shower room to the master bedroom.

The rear garden extends to 33ft (10m) and incorporates a paved patio and decked seating area. An integral garage with adjacent parking space provides off road parking for several vehicles.

**Location**
Aurum Close 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 are:

- **Entrance Hall**
- **Sitting Room**
  15'3" x 12'2" (4.64m x 3.71m)
  at maximum points.
- **Kitchen/Dining Room**
  22'0" x 8'11" (6.71m x 2.72m)
  at maximum points.
- **Study**
  8'7" x 6'0" (2.61m x 1.84m)
- **Utility Room**
  10'7" x 6'1" (3.23m x 1.85m )
  at maximum points.
- **Bedroom 1**
  16'0" x 9'5" (4.88m x 2.86m)
  at maximum points.
- **En-Suite Shower Room**

- **Bedroom 2**
9'9" x 8'11" (2.97m x 2.71m)

- **Bedroom 3**
9'9" x 8'7" (2.97m x 2.61m)
at maximum points.

- **Bedroom 4/Nursery**
11'5" x 6'6" (3.48m x 1.98m )
at maximum points.

- **Bathroom**

- **Cloakroom**

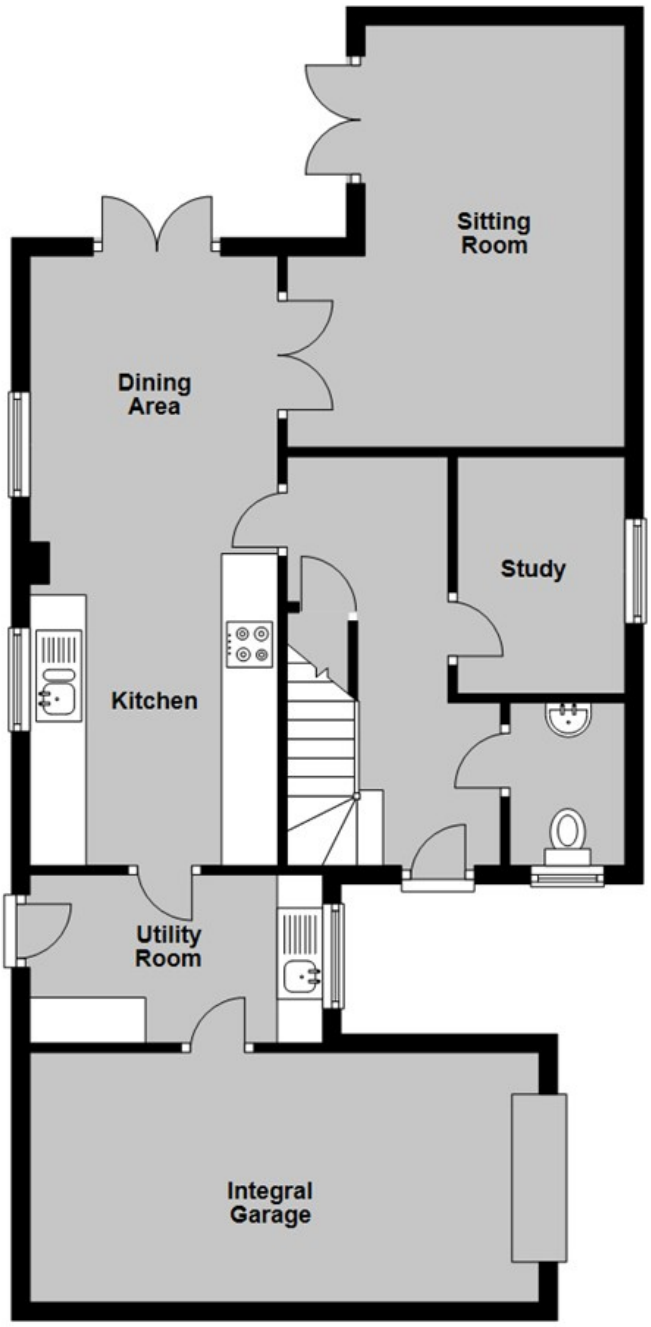
- **Integral Garage**
18'4" x 9'0" (5.59m x 2.74m)
at maximum points.

- **Rear Garden**
33' x 33' (10.06m x 10.06m)
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.

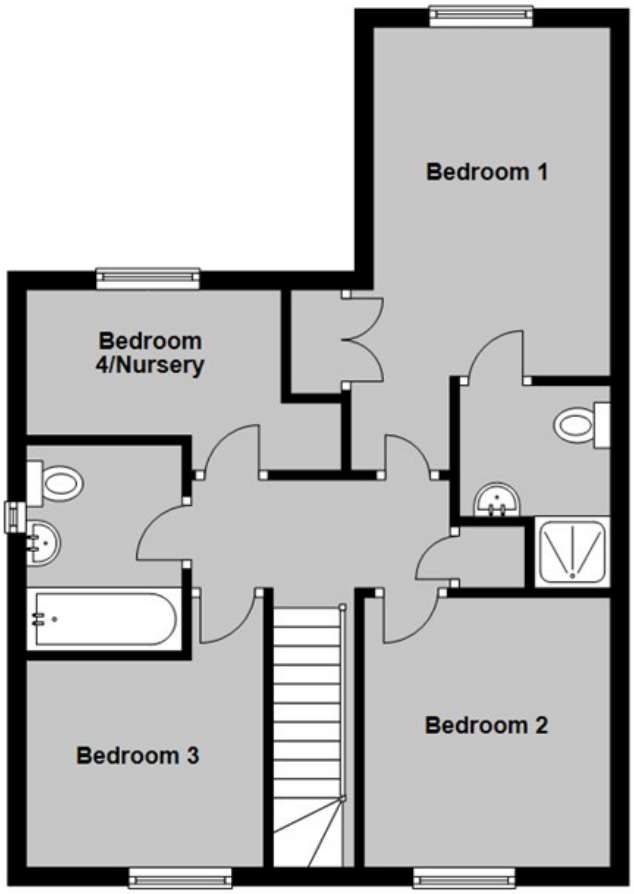
## Ground Floor

Approx. 73.1 sq. metres (786.5 sq. feet)




## First Floor

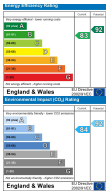
Approx. 48.4 sq. metres (520.5 sq. feet)




Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2020/2021 is £2,261.07

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



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**Folio No.** 6371/CM