



Whitstable

£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

5A Linnet Avenue, Whitstable, Kent, CT5 4TN

Commanding far reaching views towards the sea and Whitstable's amazing sunsets from an elevated position, this spacious detached bungalow is in a peaceful setting away from the road, at the end of a cul-de-sac. Seasalter Beach, M&S Foodhall, medical centre and bus routes are all within a half mile walk, and Whitstable town centre (1.3 miles distant), supermarkets, amenities, Whitstable station and seafront are also easily accessible.

The comfortably proportioned and smartly presented accommodation comprises an entrance hall, a light and generously proportioned sitting/dining room with wood burning stove, a smartly fitted kitchen with integrated appliances, three double bedrooms, a shower room, and a separate cloakroom. Situated in the middle of a good-sized plot, there is potential to extend to take advantage of the sea views (subject to obtaining all necessary consents and approvals).

The attractive 70ft (21m) south facing garden benefits from a large raised deck, providing a vantage point to enjoy the sweeping views across Whitstable Bay and the Isle of Sheppey beyond; ideal for those who dream of an outdoor seaside life.

There is a detached garage (with driveway) at the end of Linnet Avenue which provides off road parking for several vehicles.



Location

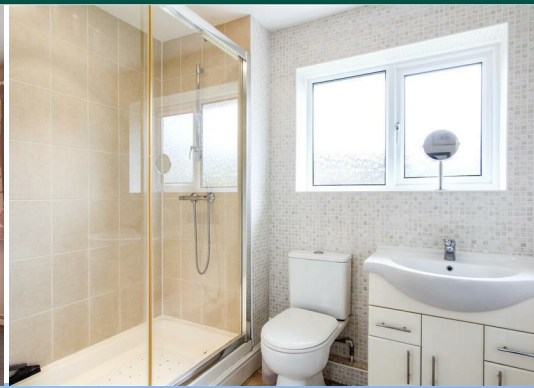
The property benefits from a quiet position away from the road in Linnet Avenue, a peaceful cul-de-sac in a desirable residential area of Whitstable, which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned.

Whitstable mainline railway station (approximately 1.6 miles distant) offers frequent services to London (Victoria) approximately 80mins. The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**
- **Sitting Room**
22'1" x 15'6" (6.72m x 4.72m)
at maximum points
- **Kitchen**
16'6" x 9'1" (5.03m x 2.77m)
at maximum points
- **Bedroom 1**
11'3" x 11'2" (3.43m x 3.40m)
at maximum points
- **Bedroom 2**
11'2" x 9'2" (3.41m x 2.79m)
- **Bedroom 3**
10'0" x 9'1" (3.05m x 2.77m)
at maximum points

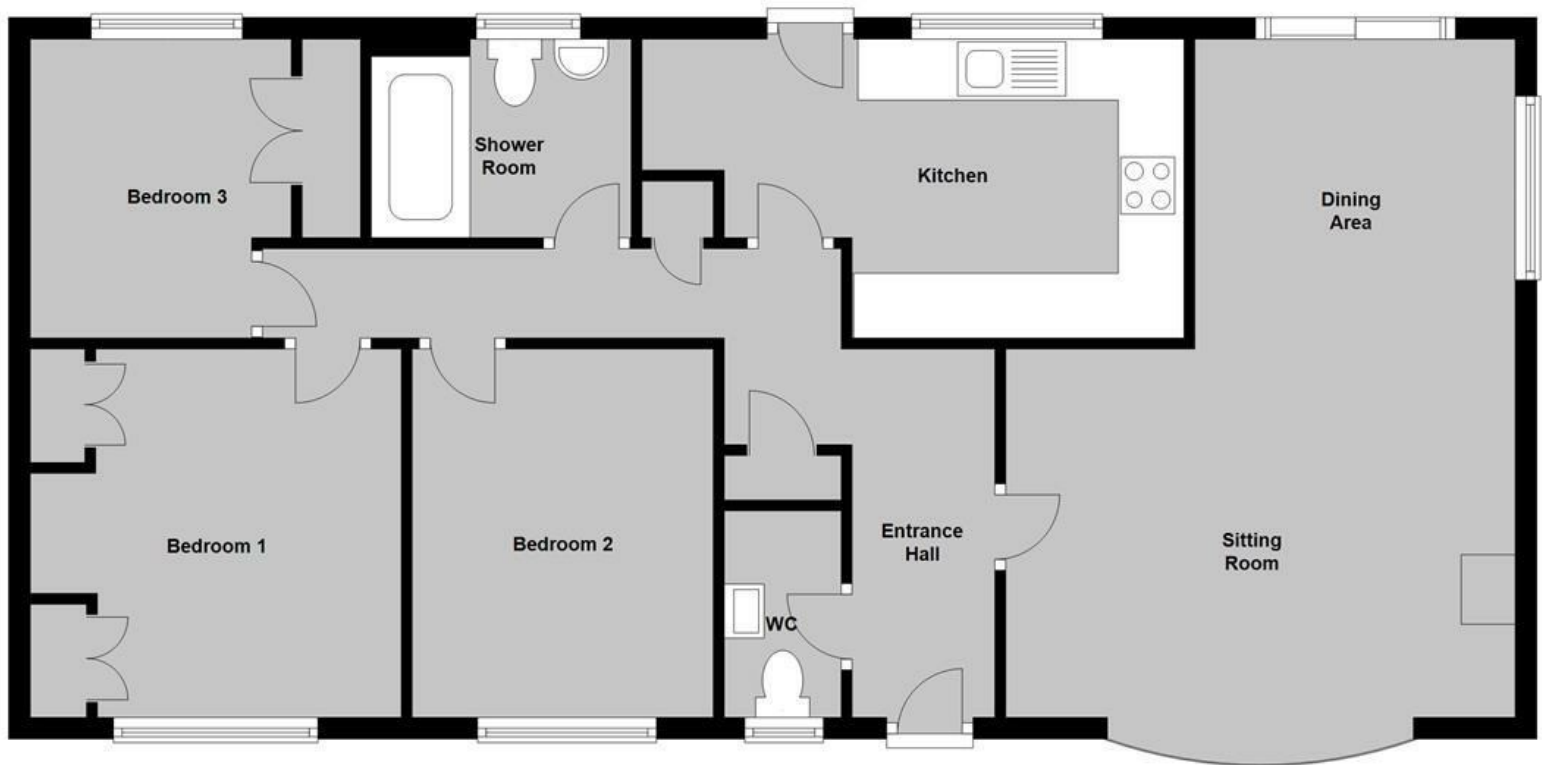


- **Shower Room**
7'11" x 6'0" (2.41m x 1.83m)
- **Cloakroom**
- **Rear Garden**
70' x 34' (21.34m x 10.36m)
- **Detached Garage**
15'6" x 8'3" (4.72m x 2.51m)
Located at the end of Linnet Avenue.
- **Parking**
Off street parking to the front of the garage.





Ground Floor
Approx. 86.6 sq. metres (932.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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.

