

CHRISTOPHER HODGSON



Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

60 Olympia Way, Whitstable, Kent, CT5 3FF

A bright and spacious modern terraced house on the desirable Swale Park development on the outskirts of Whitstable. The property is conveniently positioned within close proximity of supermarkets, schooling options, bus routes, and is easily accessible to Whitstable town centre, seafront, and station (1.4 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, an open-plan kitchen/dining room with sliding doors opening to the garden, and a cloakroom. To the first floor there is a sitting

room, a double bedroom, and a smartly fitted bathroom, and the second floor comprises two further bedrooms with an en-suite shower room to the principal bedroom.

The rear garden is predominantly laid to lawn and incorporates a patio area. A driveway to the front of the house provides access to the integral garage and an area of off-street parking.



LOCATION

Olympia Way forms part of a desirable modern development, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 15'9" x 15'4" (4.80m x 4.67m)
- Cloakroom

FIRST FLOOR

- Sitting Room 15'10" x 11'5" (4.83m x 3.48m)
- Bedroom 3 10'3" x 8'5" (3.12m x 2.57m)
- Bathroom

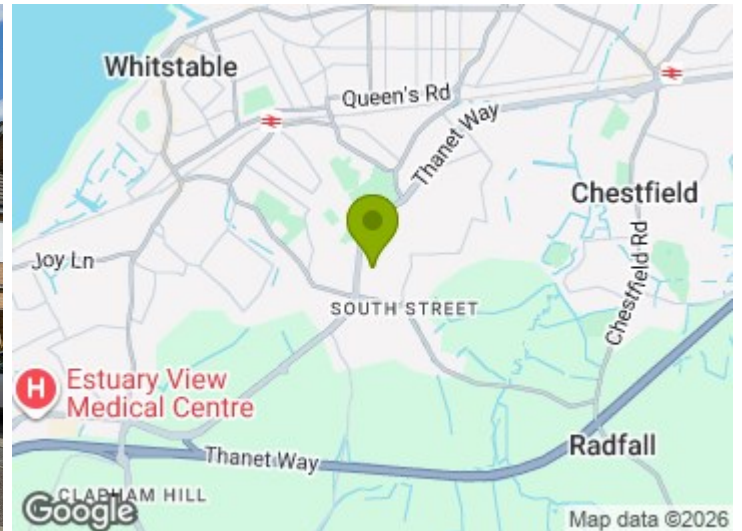
SECOND FLOOR

- Bedroom 1 11'0" x 10'5" (3.35m x 3.18m)
- En-Suite Shower Room
- Bedroom 2 12'10" x 12'4" (3.90m x 3.75m)

OUTSIDE

- Garden 30'6" x 16'8" (9.30m x 5.08m)
- Garage 17'5" x 8'2" (5.31m x 2.49m)

Management Charge



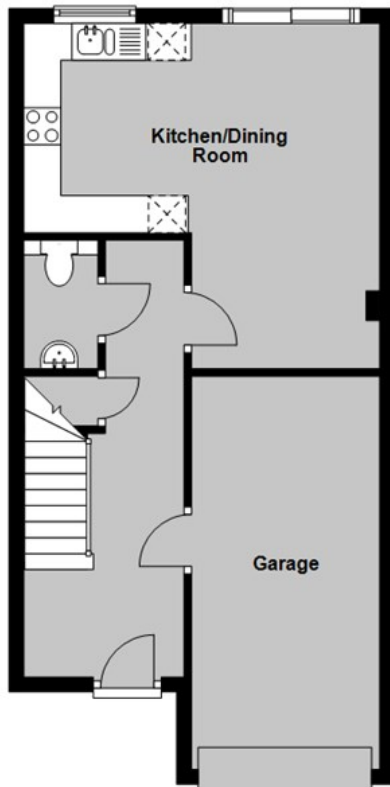
We have been advised that the Management Charge for the year 2025/2026 will be £125.48 (subject to confirmation from vendor's solicitor).





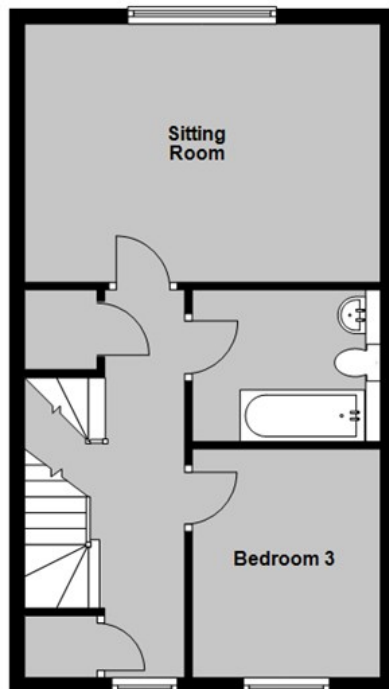
Ground Floor

Main area: approx. 31.4 sq. metres (338.0 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.8 sq. feet)



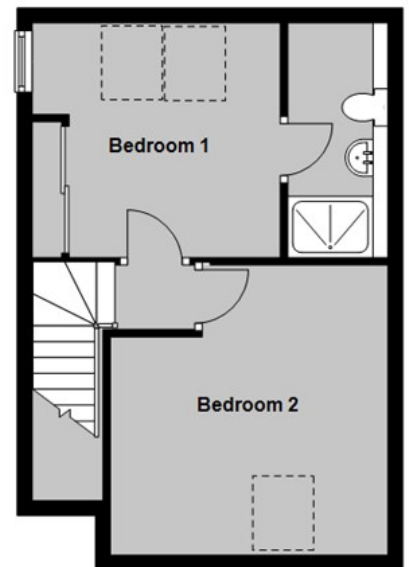
First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Main area: Approx. 107.8 sq. metres (1160.6 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A	81	86
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy inefficient (oldest properties)	G		
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