

CHRISTOPHER HODGSON



Whitstable
£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

23 Linden Avenue, Whitstable, Kent, CT5 1RX

A beautifully presented detached family home in a desirable central location, just 550 metres from Whitstable's mainline station, and a short stroll to the High Street which offers a wide variety of independent shops and highly regarded restaurants.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room with bay window, and an open-plan kitchen/dining room with a pair of casement doors opening to the garden, a utility room, and a study.

The first floor comprises three bedrooms and a stylish bathroom.

The delightful garden enjoys a South Easterly aspect and extends to 74ft (22m), incorporating a paved terrace which is ideal for entertaining, and a garden shed. A driveway to the front of the property provides an area of off-street parking.



LOCATION

Linden Avenue is a popular residential location in close proximity to central Whitstable being accessible to shops, bus routes and train station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 14'3" x 13'9" (4.34m x 4.19m)
- Kitchen 18'3" x 7'5" (5.57m x 2.27m)
- Dining Room 15'4" x 14'8" (4.67m x 4.48m)

- Utility Room 7'5" x 4'6" (2.26m x 1.37m)

- Study 9'1" x 7'5" (2.77m x 2.27m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 14'3" x 9'11" (4.34m x 3.02m)

- Bedroom 2 15'3" x 7'4" (4.65m x 2.24m)

- Bedroom 3 10'2" x 7'9" (3.11m x 2.35m)

- Bathroom

OUTSIDE

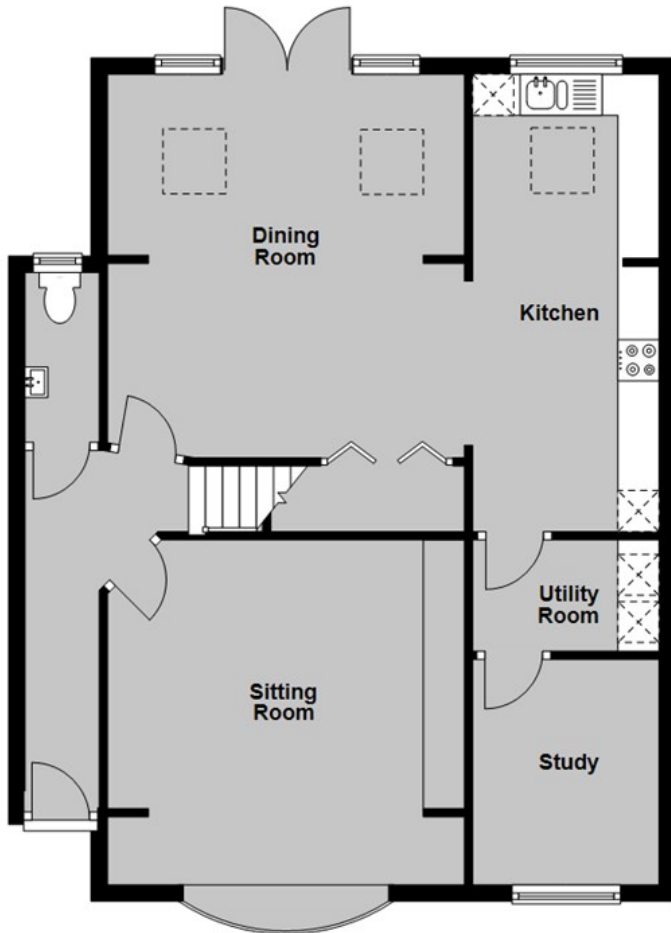
- Garden 74' x 29' (22.56m x 8.84m)





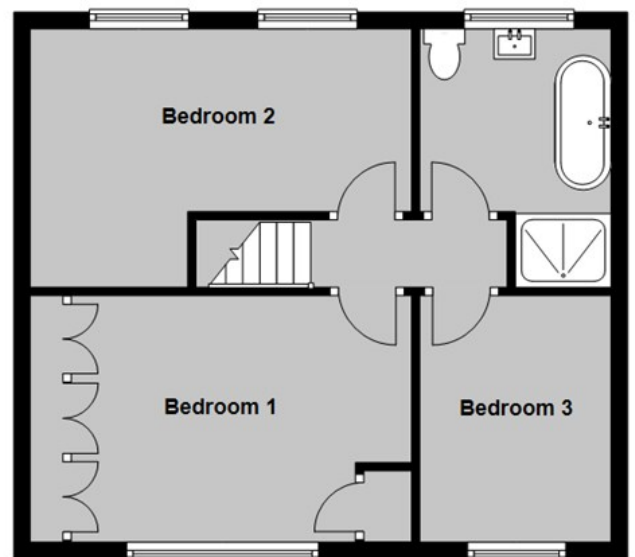
Ground Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 117.0 sq. metres (1259.4 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 (lowest carbon footprint) | A | | |
| Energy efficient | B | | |
| Decent | C | 74 | 77 |
| Below average | D | | |
| Energy inefficient | E | | |
| Very energy inefficient (highest carbon footprint) | F | | |
| Worst energy efficiency | G | | |
| England & Wales | | EPC Rating | |

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