Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£425,000 Freehold

...for Coastal, Country & City living.

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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.

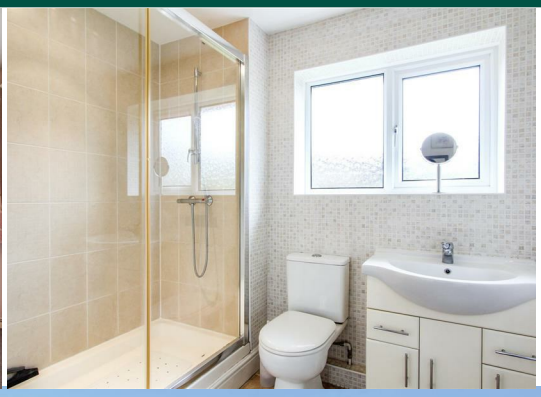
There is a detached garage (with driveway) at the end of Linnet Avenue which provides off road parking for several vehicles.

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**

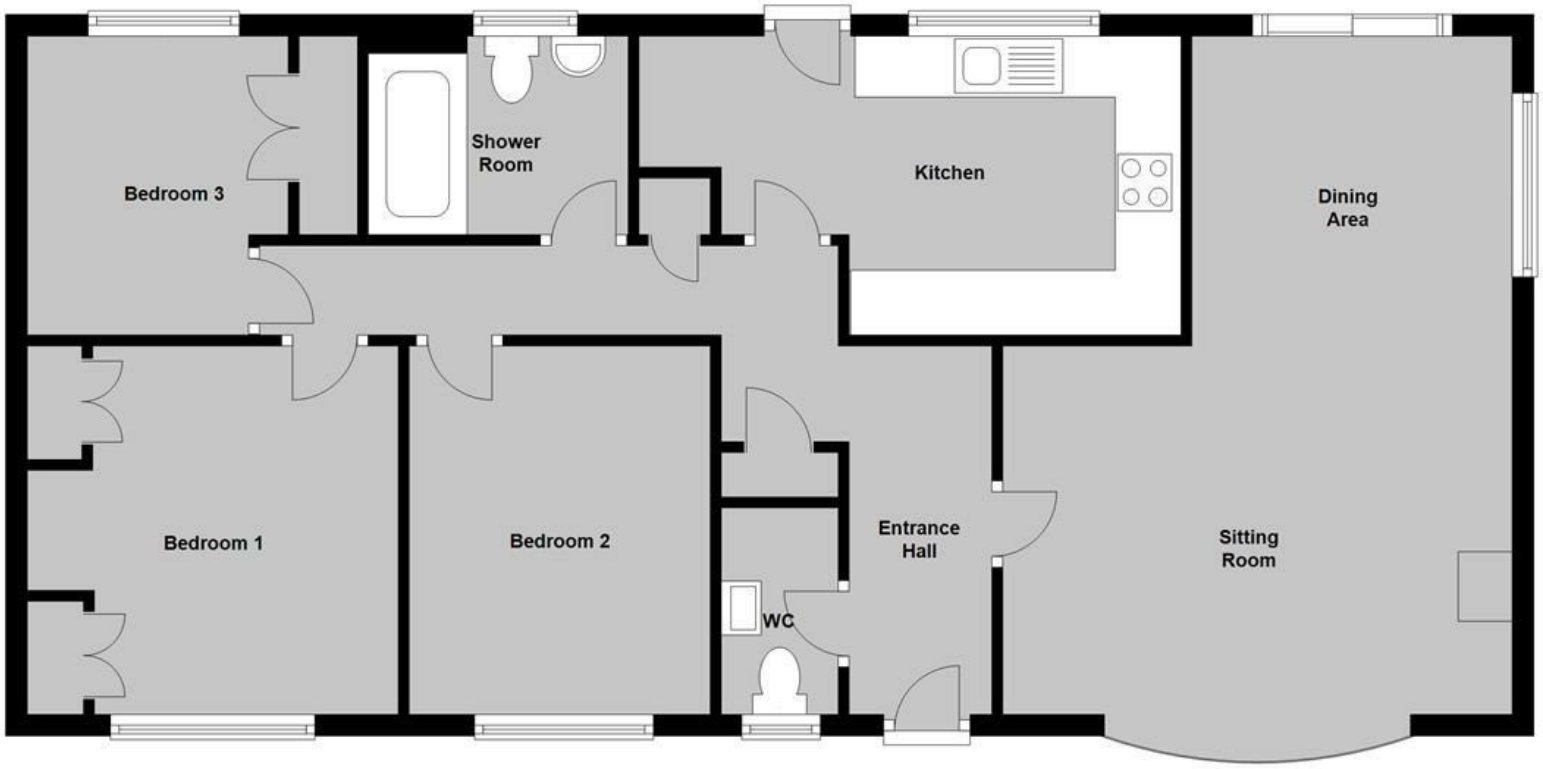
• **Rear Garden**
70' x 34' (21.34m x 10.36m)

• **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

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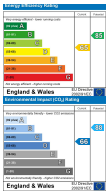

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