



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

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 its 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 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 I

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**

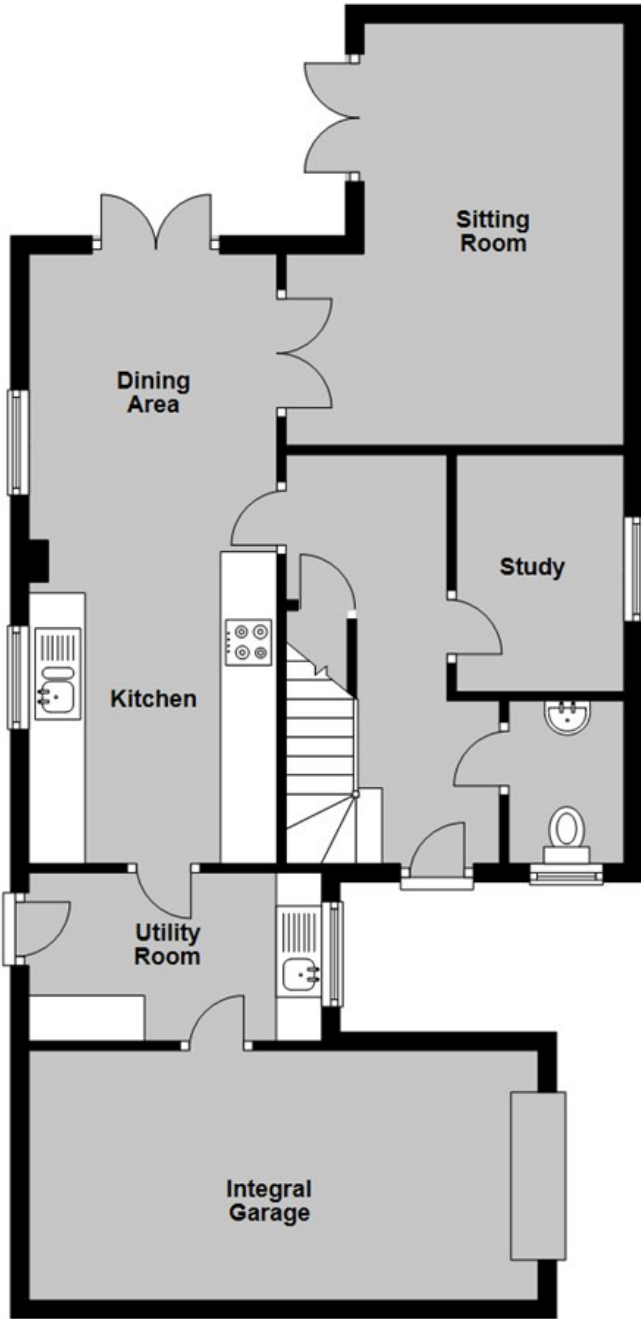
- **Integral Garage**
18'4" x 9'0" (5.59m x 2.74m)
at maximum points.
- **Rear Garden**
33' x 33' (10.06m x 10.06m)
at maximum points.

Video Tour Available

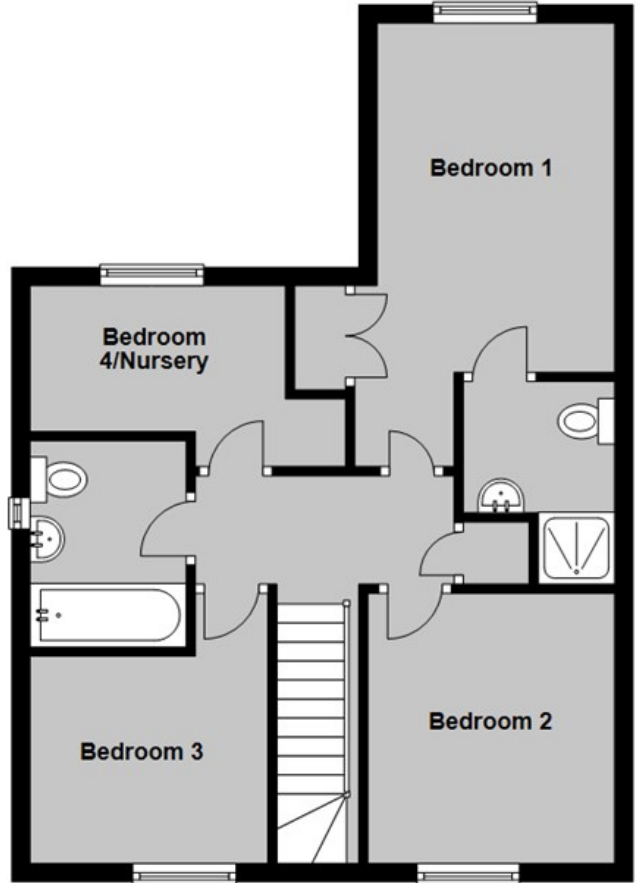
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



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

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 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.

