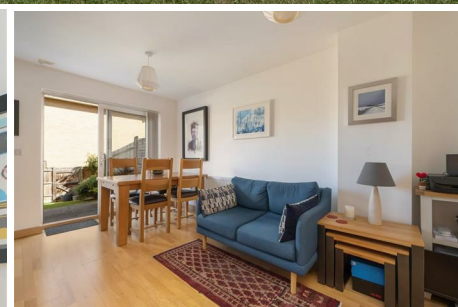


CHRISTOPHER HODGSON



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

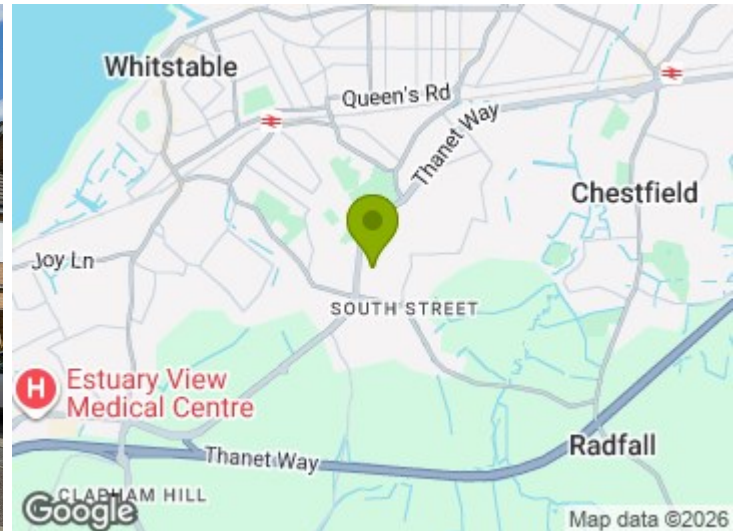
SECOND FLOOR

- 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

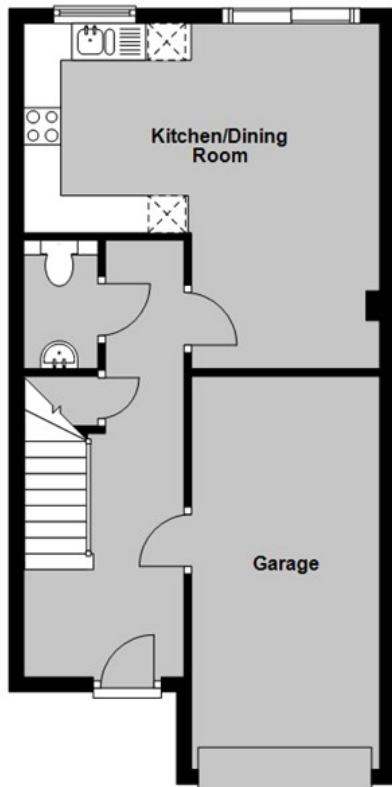


We have been advised that the Management Charge for the year 2025/2026 will be £125.48 (subject to confirmation from vendor's solicitor).



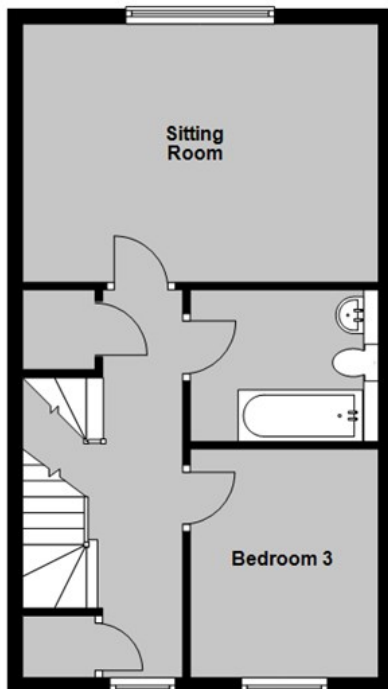
Ground Floor

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



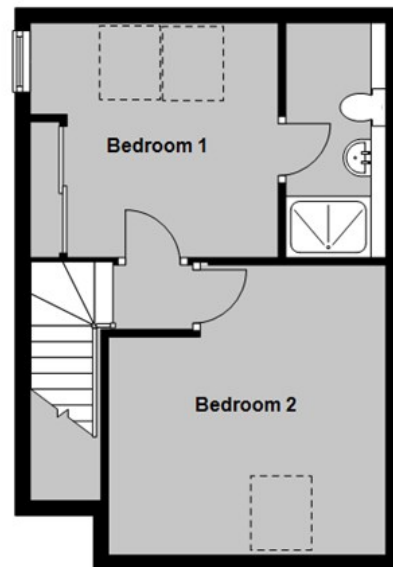
First Floor

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	Very energy efficient (A)	81	86
Energy efficient (B)	Energy efficient (C)		
Decent (D)	Decent (E)		
Needs improvement (F)	Needs improvement (G)		
Very poor (H)	Very poor (I)		
Energy efficient (A+)		81	86
England & Wales		81	86

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

