CHRISTOPHER HODGSON









Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

12 Valkyrie Avenue, Whitstable, Kent, CT5 4DJ

A spacious and smartly presented detached bungalow situated in a much sought-after location, within close proximity of the beach and within walking distance of Whitstable town centre, highly regarded schools and Whitstable station (1.3 miles).

The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room, contemporary kitchen/breakfast room, conservatory, two double bedrooms, a cloakroom and a bathroom.

Outside, the attractively landscaped rear garden extends to approximately 57ft (17m) and is a particularly appealing feature of the property. A substantial garden studio provides excellent flexibility and could suit a variety of uses including a home office, studio or hobby room. A driveway to the front of the property provides an area of off-street parking.







LOCATION
Valkyrie Avenue is a much sought-after residential location in Whitstable, conveniently situated within close proximity of the seafront. A post office and regular bus services are available on Joy Lane (approximately 0.5 miles distant), whilst nearby Faversham Road provides a doctor's surgery, pharmacy and local shops. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London Victoria (approximately 80 minutes). The high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, offering access to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 13'5" x 12'0" (4.1m x 3.67m)
- Kitchen/Breakfast Room 12'0" x 11'11" (3.67m x 3.65m)
- Conservatory 11'3" x 7'8" (3.44m x 2.34m)
- Bedroom 1 13'7" x 11'6" (4.16m x 3.51m)
- Bedroom 2 13'0" x 12'1" (3.98m x 3.7m)
- Cloakroom 8'6" x 2'7" (2.6m x 0.81m)
- Bathroom 8'6" x 5'4" (2.6m x 1.63m)

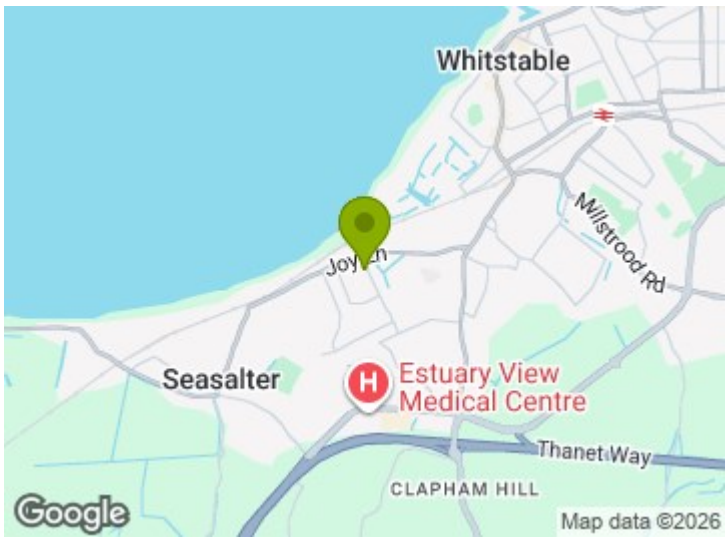
OUTSIDE

- Garden 57' x 34' (17.37m x 10.36m)
- Garden Studio 22'11" x 14'5" (7.0m x 4.4m)



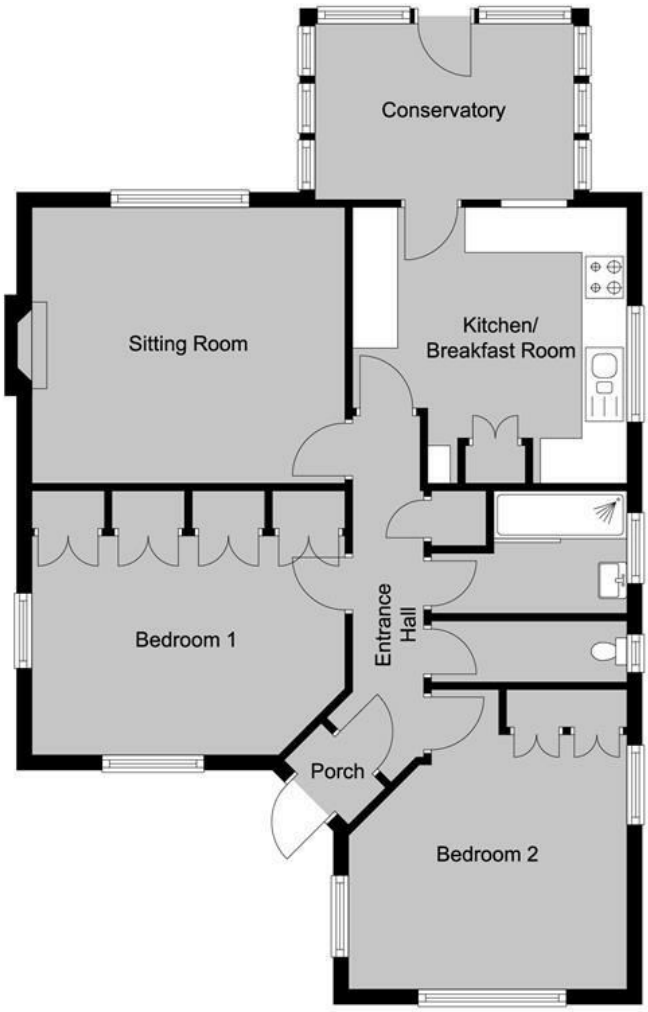


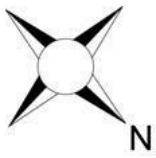



Whitstable
Nillstrood Rd
Seasalter
Estuary View
Medical Centre
Thanet Way
CLAPHAM HILL
Google
Map data ©2026

Ground Floor

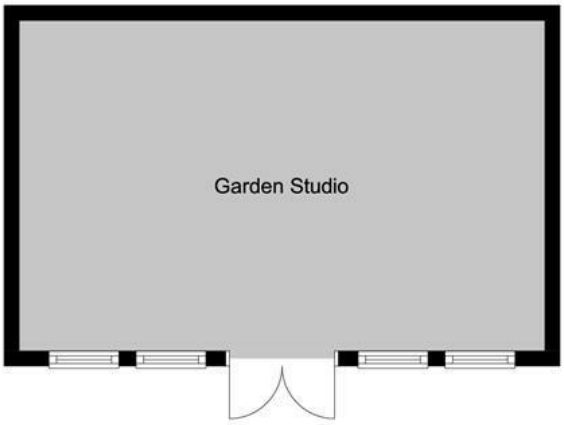
Main area: approx. 70.0 sq. metres (753.5 sq. feet)





Outbuilding

Main area: approx. 30.8 sq. metres (331.5 sq. feet)

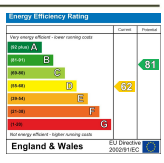


Main area: Approx. 70.0 sq. metres (753.5 sq. feet)

Plus Outbuilding: Approx. 30.8 sq. metres (331.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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