



**47 Downs Avenue, Whitstable, CT5 1RR**  
**£400,000**





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Situated in a desirable residential area of Whitstable, this well-presented two double bedroom semi-detached bungalow on Downs Avenue is offered with no onward chain, making it ideal for buyers ready to move quickly.

The property features a spacious lounge, a modern bathroom, and to the rear, a dining area that opens into the kitchen, creating a sociable and functional living space.

The rear garden is generously sized, offering a blank canvas for keen gardeners to create a true outdoor oasis. Whether you're looking to relax, entertain, or grow your own produce, this garden has the space and potential to do it all.

Additional benefits include solar panels, a private driveway, garage, and ample on-street parking, offering convenience and efficiency in equal measure.

Located within easy reach of Whitstable's charming town centre, seafront, and transport links, this property is ready for immediate occupation and perfect for downsizers, small families, or anyone seeking single-level living in a great location.

EPC Ordered

Tenure: Freehold

Council Tax Band C



## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

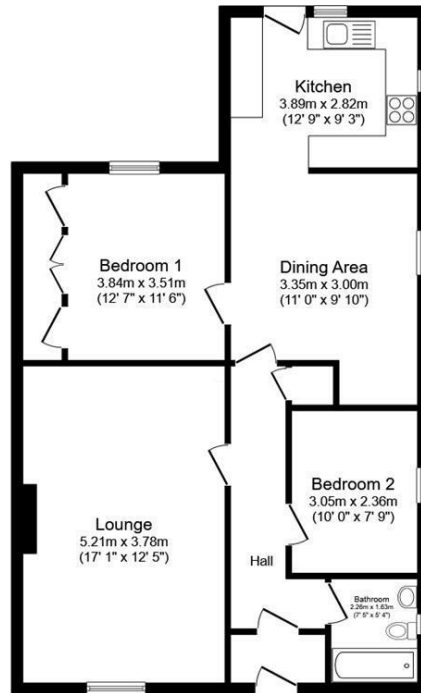
## Situation

Whitstable is a vibrant seaside town on Kent's north coast, known for its historic charm, independent shops, and famous oysters. It's ideal for families, with a good selection of primary and secondary schools, and grammar schools nearby in Canterbury and Faversham.

Commuters benefit from regular train services to London St Pancras (approx. 1hr 15min), London Victoria, and London Bridge, as well as easy road access via the A299 to the M2. With a strong community feel, beautiful coastline, and excellent transport links, Whitstable offers the perfect balance of lifestyle and location.



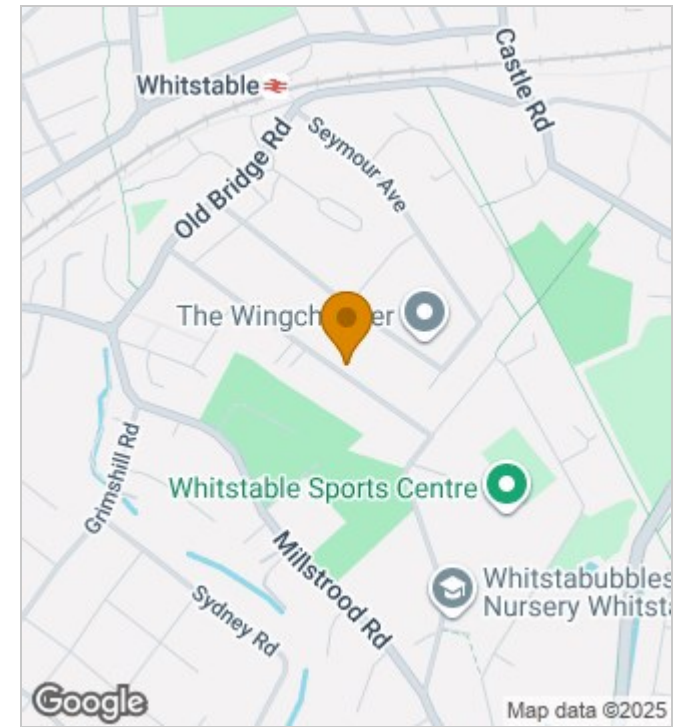




Floor Plan  
Floor area 80.7 sq.m. (869 sq.ft.)

Total floor area: 80.7 sq.m. (869 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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