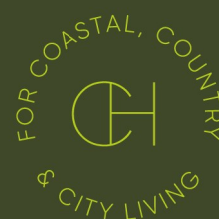


CHRISTOPHER HODGSON



Whitstable

£350,000 Freehold



Whitstable

13 Deborah Close, Whitstable, Kent, CT5 1PS

A spacious and smartly presented semi-detached bungalow located in a quiet cul-de-sac, conveniently positioned within walking distance of local shops, schools, bus routes and Whitstable station (1.3 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a generous living room, kitchen, three bedrooms and a bathroom.

The secluded rear garden extends to 39ft (12m) and is predominantly laid to lawn, incorporating an area of raised decking. There is a garage located in a block approximately 80 metres from the property. No onward chain.



Location

Deborah 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 the 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 (taken at maximum points) are:

GROUND FLOOR

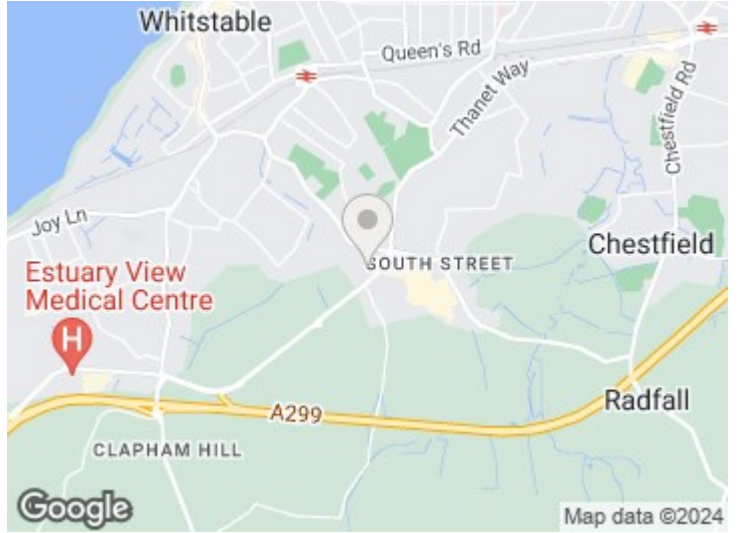
- Entrance Porch
- Living Room 18'1" x 13'1" (5.50m x 4.00m)
- Kitchen 10'1" x 7'10" (3.07m x 2.40m)

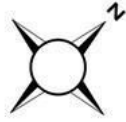
- Bedroom 1 12'0" x 10'1" (3.65m x 3.07m)
- Bedroom 2 12'0" x 9'7" (3.65m x 2.92m)
- Bedroom 3 7'7" x 6'4" (2.30m x 1.92m)
- Bathroom 6'1" x 5'7" (1.85m x 1.70m)

OUTSIDE

- Garden 39' x 27' (11.89m x 8.23m)
- Garage

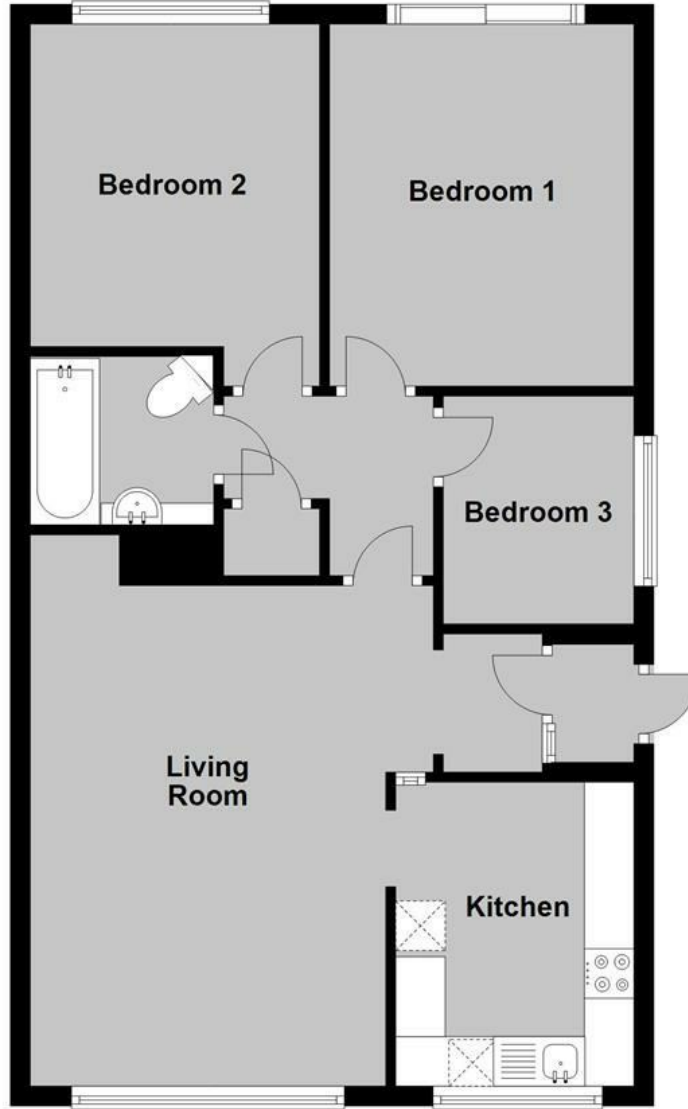
The property benefits from a single garage located in a block, accessed from the cul-de-sac (adjacent to No.10 Deborah Close).





Ground Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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Energy Efficiency Rating	
Current	Potential
A	B
85	92
B	C
C	D
D	E
E	F
F	G

England & Wales
EPC Directive
2002/91/EC

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