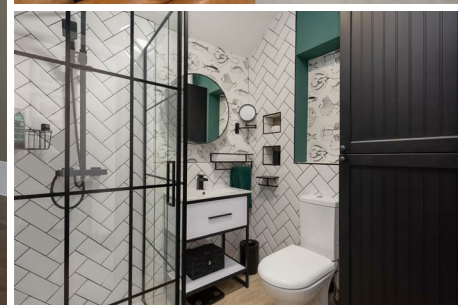


CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

54 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2QZ

A significantly extended and beautifully presented family home in a desirable and convenient location accessible to shops, amenities, schools, bus routes, and less than 300 metres from Chestfield & Swalecliffe mainline railway station and within walking distance of the beach (0.6 miles).

The house has been comprehensively remodelled to an exacting standard with high quality fittings and materials, and now provides generously proportioned accommodation presented in smart contemporary style throughout. The ground floor is arranged to provide an entrance hall, an exceptional open-plan kitchen/dining room with doors opening to the garden, a sitting room

with open fireplace, and a utility /cloakroom.

To the first floor there are three generous bedrooms and two bathrooms. The principal bedroom has an impressive vaulted ceiling, two Juliette balconies, a free-standing bath and a luxurious en-suite shower room.

A detached annexe provides ancillary accommodation and comprises an open-plan living room with kitchen, a double bedroom, and a shower room.

The South facing garden extends to 64ft (19.5m) and incorporates a large patio area, with the remainder laid to lawn. A driveway provides off street parking for several vehicles.



LOCATION

Goodwin Avenue is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and less than 300 metres from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 97 mins and high speed links to London St Pancras, approximately 87 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 9'2" x 7'10" (2.79m x 2.39m)
- Sitting Room 15'11" x 10'11" (4.85m x 3.33m)
- Kitchen/Dining Room 16'9" x 16'1" (5.11m x 4.90m)

- Utility/Cloakroom 5'9" x 4'9" (1.75m x 1.45m)

FIRST FLOOR

- Bedroom 1 16'1" x 13' (4.90m x 3.96m)
- En-Suite Shower Room 6' x 5'9" (1.83m x 1.75m)
- Bedroom 2 13' x 10'2" (3.96m x 3.10m)
- Bedroom 3 8'10" x 8'1" (2.69m x 2.46m)
- Shower Room 6'3" x 6'0" (1.93m x 1.84m)

OUTSIDE

- Garden 64' x 23' (19.51m x 7.01m)

ANNEXE

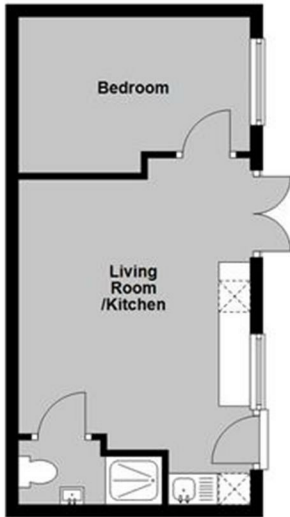
- Living Room/Kitchen 18'3" x 12'2" (5.56m x 3.71m)
- Bedroom 12'2" x 8'2" (3.71m x 2.49m)
- Shower Room 7'7" x 3'5" (2.31m x 1.04m)





Ground Floor

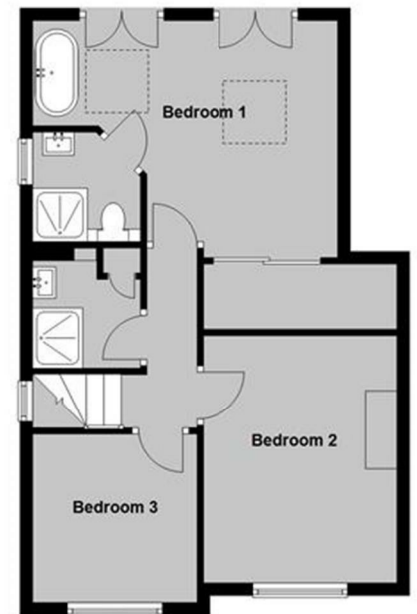
Main area: approx. 57.0 sq. metres (613.1 sq. feet)
Plus annex, approx. 29.0 sq. metres (311.7 sq. feet)



Main area: Approx. 106.1 sq. metres (1141.9 sq. feet)
Plus annex, approx. 29.0 sq. metres (311.7 sq. feet)

First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Super-Low Energy)	A+		
Very Energy Efficient (Low Energy)	A		
Energy Efficient	B		
Decent	C	70	81
Needs Improvement	D		
Needs Improvement	E		
Needs Improvement	F		
Needs Improvement	G		
Very Poor	H		
Very Poor	I		

England & Wales
EPC Director
2023/01/01

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