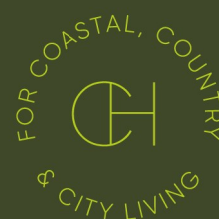


CHRISTOPHER HODGSON



**Whitstable**

**£450,000** Freehold



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# Whitstable

## *5 Norview Road, Whitstable, Kent, CT5 4DN*

Commanding far reaching views towards the sea from an elevated position in a highly desirable location, this spacious detached bungalow is in within walking distance of Seasalter Beach, medical centre and bus routes. Whitstable town centre (1.4 miles), supermarkets, amenities and Whitstable station (1.4 miles) are also easily accessible.

The comfortably proportioned and smartly presented accommodation comprises an entrance hall, a light and generously proportioned living/dining room, three bedrooms, a kitchen, shower room, and a separate

cloakroom.

The attractive South facing garden benefits from a large raised deck, which provides a vantage point from which to enjoy the far reaching views across Whitstable Bay. An attached garage and a block paved driveway provide off street parking for a number vehicles.



### LOCATION

Norview Road is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (1.6 miles distant) offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

### ACCOMMODATION

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

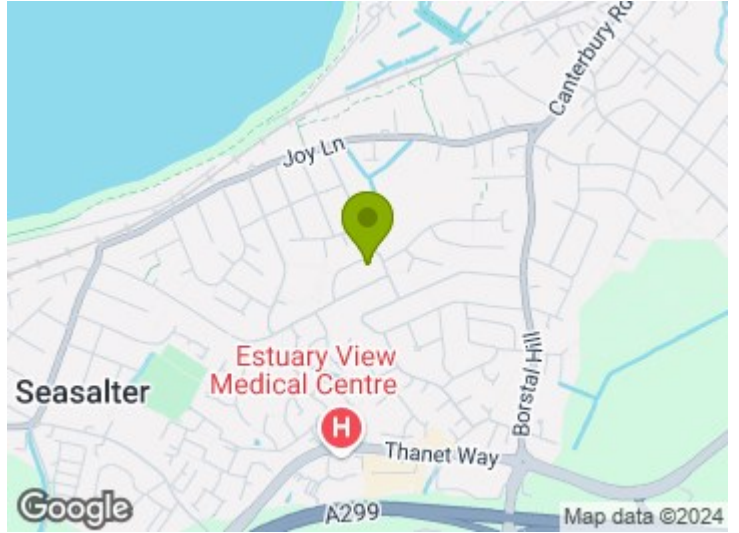
### GROUND FLOOR

- Entrance Porch 4' x 2'8" (1.22m x 0.81m)
- Entrance Hall 13'3" x 11'4" (4.04m x 3.45m)

- Living Room 15'5" x 11'5" (4.70m x 3.48m)
- Dining Room 10'3" x 9'10" (3.12m x 3.00m)
- Kitchen 10'3" x 8'11" (3.12m x 2.72m)
- Bedroom 1 12' x 11'2" (3.66m x 3.40m)
- Bedroom 2 12' x 9'6" (3.66m x 2.90m)
- Bedroom 3 9'2" x 8'2" (2.79m x 2.49m)
- Shower Room 5'5" x 4'10" (1.65m x 1.47m)
- Cloakroom 5'5" x 2'6" (1.65m x 0.76m)

### OUTSIDE

- Garage 17'1" x 8'3" (5.21m x 2.51m)
- Garden 40' x 33' (12.19m x 10.06m)





## Ground Floor

Approx. 80.4 sq. metres (865.9 sq. feet)



Total area: approx. 80.4 sq. metres (865.9 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77**

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Energy Efficiency Rating	
Current	Potential
A	B
68	82
Energy Efficiency Rating Legend	
A	B
C	D
E	F
G	

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