

CHRISTOPHER HODGSON



Whitstable

£319,995

Freehold



Whitstable

46 Olympia Way, Whitstable, Kent, CT5 3FF

A beautifully presented modern semi-detached house on the desirable Swale Park development on the outskirts of Whitstable. The property is conveniently positioned within close proximity to supermarkets, schooling options, bus routes, and is easily accessible to Whitstable town centre, seafront and station (1.4 miles).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, an open-plan kitchen/dining room with sliding doors opening to the

South facing garden, a family room and a cloakroom. To the first floors there is a sitting room, a double bedroom and a smartly fitted bathroom, and the second floor comprises of two further bedrooms and an en-suite shower to the principal bedroom.

The South facing garden has been designed for ease of maintenance, and a driveway to the front of the house provides an area of off street parking.



LOCATION

Olympia Way forms part of a desirable modern development, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 15'3" x 15'8" (4.65m x 4.77m)
- Family Room 9'10" x 7'11" (3.00m x 2.41m)
- Cloakroom

FIRST FLOOR

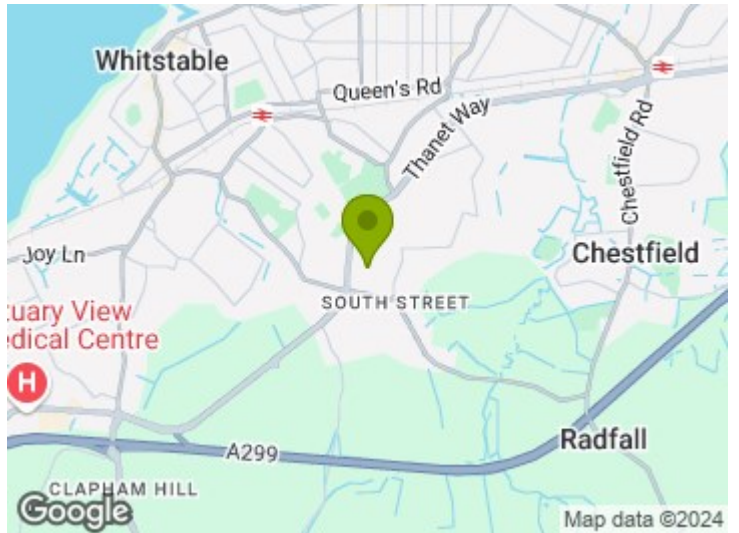
- Sitting Room 15'7" x 11'6" (4.77m x 3.51m)
- Bedroom 3 10'2" x 8'6" (3.10m x 2.58m)
- Bathroom 8'5" x 6'7" (2.58m x 2.03m)

SECOND FLOOR

- Bedroom 1 10'11" x 9'4" (3.34m x 2.87m)
- En-Suite Shower Room
- Bedroom 2 12'2" x 12'2" (3.70m x 3.70m)

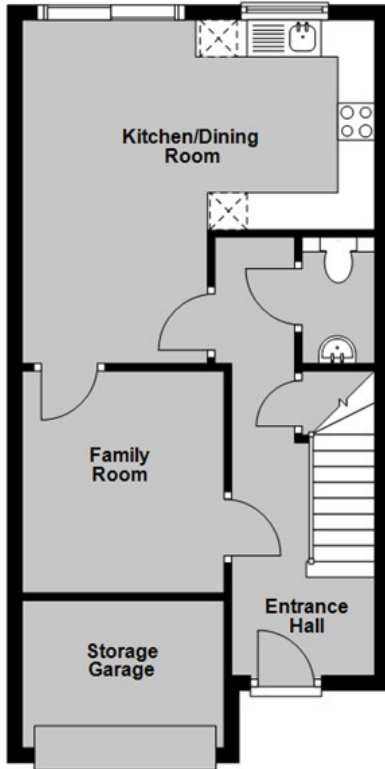
OUTSIDE

- Storage 8'2" x 6'7" (2.49m x 2.01m)
- Garden 27' x 17' (8.23m x 5.18m)

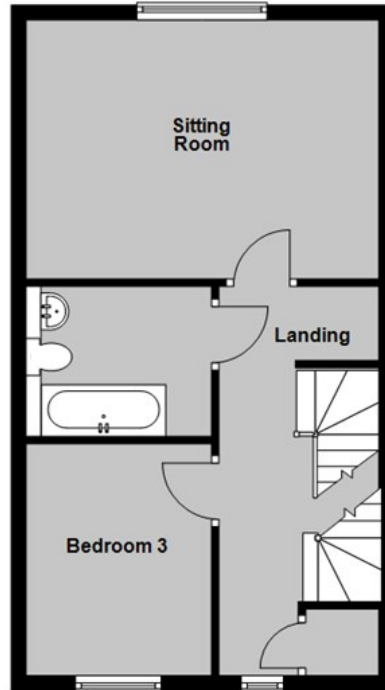




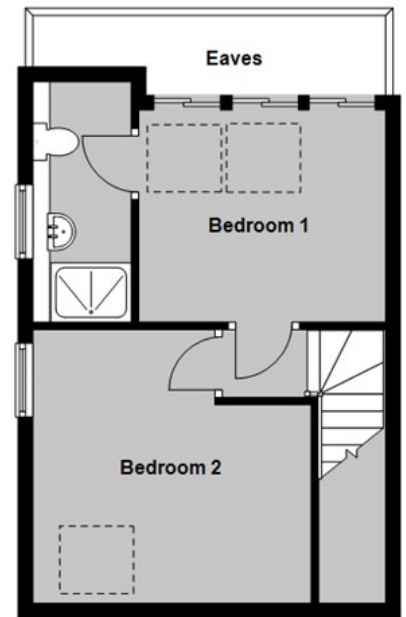
Ground Floor
Approx. 43.5 sq. metres (468.6 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.7 sq. feet)



Second Floor
Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 118.4 sq. metres (1274.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1952.69.

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Energy Efficiency Rating	
Current Energy Rating	A
Current Energy Cost	701
Current Energy Demand	89
Minimum Energy Rating	C
Minimum Energy Cost	1000
Minimum Energy Demand	100

England & Wales
EPC Directive
2002/91/EC

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