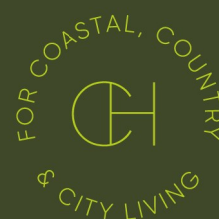


CHRISTOPHER HODGSON



**Whitstable**

**£309,950** Freehold





# Whitstable

## 2 Deborah Close, Whitstable, Kent, CT5 1PS

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

The secluded rear garden extends to 45ft (13.7m) and is predominantly laid to lawn with mature planting, and also incorporates a patio area. A shared driveway provides access to a single garage. No onward chain.

The comfortably proportioned accommodation is arranged to provide an entrance hall, a sitting/dining room, kitchen, two doubles bedrooms and a bathroom.



### 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 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

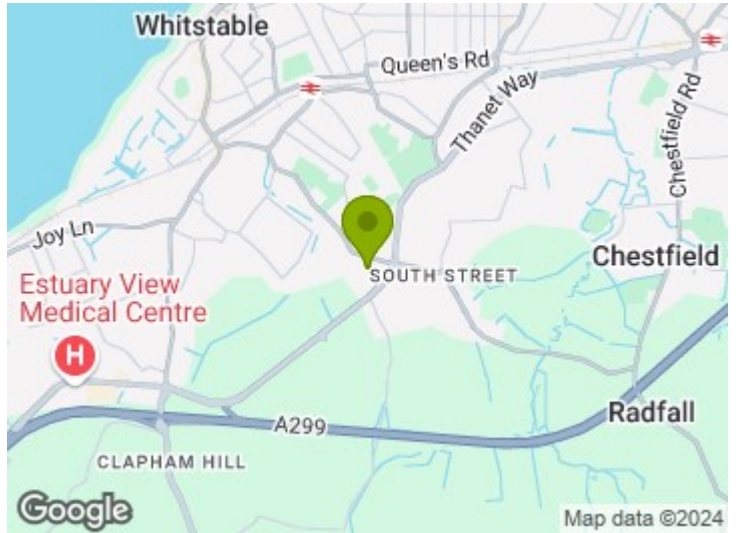
- Entrance Hall
- Sitting/Dining Room 17'2" x 10'7" (5.24m x 3.25m )
- Kitchen 10'8" x 8'0" (3.25m x 2.44m)

- Bedroom 1 14'1" x 10'11" (4.30m x 3.34m)
- Bedroom 2 13'8" x 9'1" (4.17m x 2.78m )
- Bathroom

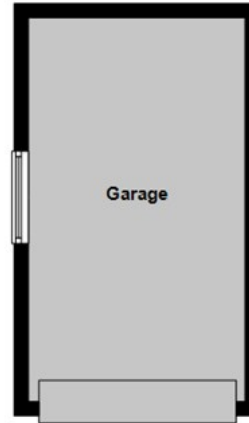
#### OUTSIDE

- Garden 45' x 25' (13.72m x 7.62m)
- Garage 17'9" x 10'0" (5.41m x 3.05m)



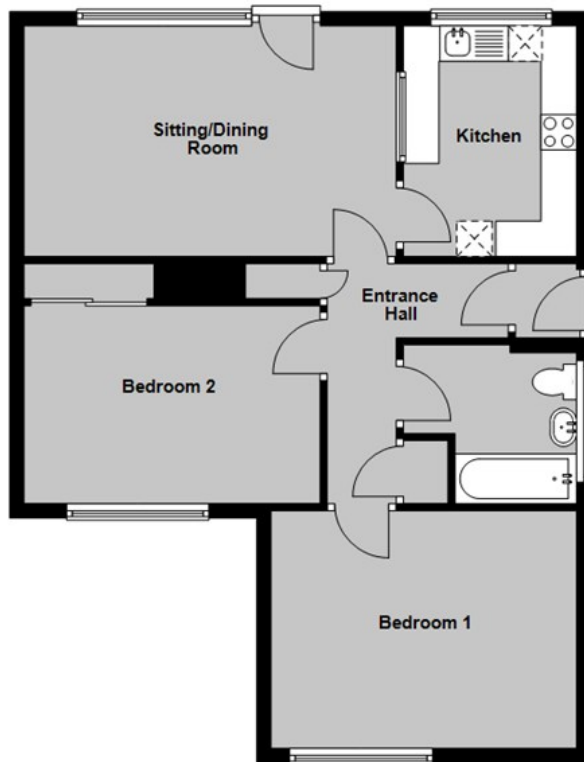






### Ground Floor

Main area: approx. 66.9 sq. metres (720.3 sq. feet)  
Plus garages, approx. 16.5 sq. metres (177.2 sq. feet)



Main area: Approx. 66.9 sq. metres (720.3 sq. feet)

Plus garages, approx. 16.5 sq. metres (177.2 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Environment	Energy
Level A	83
Level B	
Level C	53
Level D	
Level E	
Level F	
Level G	

For more information on energy ratings visit [www.gov.uk](http://www.gov.uk)

England & Wales  
EPC 2024/2025

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

