

CHRISTOPHER HODGSON



Whitstable
£365,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

48 Swallow Avenue, Whitstable, Kent, CT5 4TW

A spacious and smartly presented semi-detached bungalow in a desirable cul-de-sac location, within close proximity of the beach and easily accessible to Whitstable's bustling town centre with its array of highly regarded restaurants and independent shops. Whitstable mainline station is 1.7 miles distant.

The comfortably proportioned accommodation is arranged to provide an entrance hall, a generous sitting

room, a kitchen with doors opening to the rear garden, three bedrooms and a shower room.

Outside, the rear garden is predominantly laid to lawn and extends to 34ft (10.36m). A block paved driveway provides off street parking for a number of vehicles. No onward chain.



LOCATION

Swallow Avenue 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 (approximately 1.7 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.

ACCOMODATION

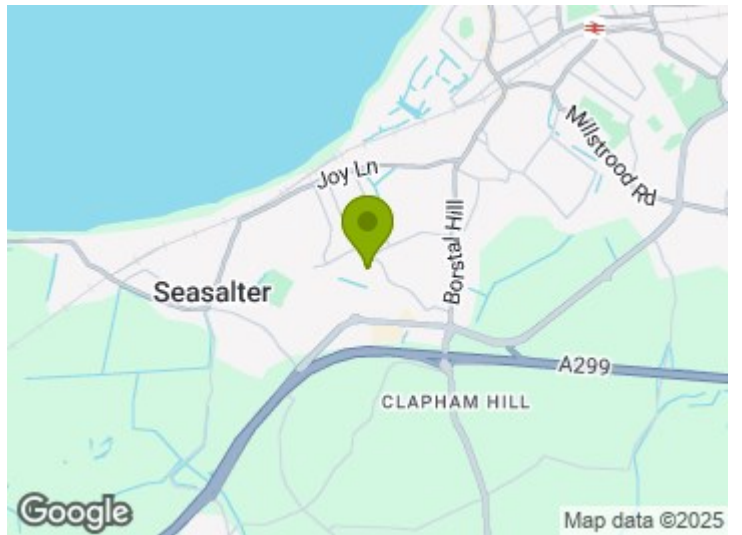
The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Hall
- Sitting Room 18'3" x 11'7" (5.55m x 3.53m)
- Kitchen 10'1" x 8'9" (3.09m x 2.68m)

- Bedroom 1 14'9" x 10'3" (4.51m x 3.13m)
- Bedroom 2 9'6" x 8'9" (2.90m x 2.67m)
- Bedroom 3 8'11" x 8'9" (2.73m x 2.67m)
- Shower Room 6'4" x 5'6" (1.95m x 1.70m)

OUTSIDE

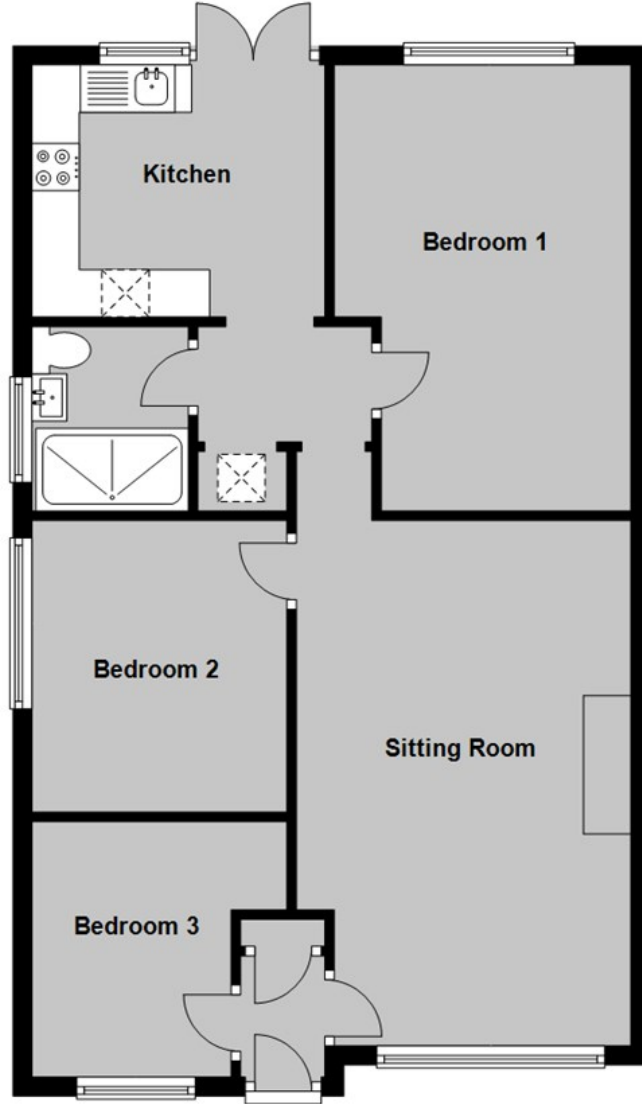
- Garden 34" x 29'3" (10.36m x 8.92m)
- Off Street Parking





Ground Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 66.3 sq. metres (713.9 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	Potential
Energy efficient - best rating code	Energy efficient - best rating code		
Grade A	Grade A	84	
Grade B	Grade B		
Grade C	Grade C		
Grade D	Grade D		
Grade E	Grade E		
Grade F	Grade F		
Grade G	Grade G		
Energy efficient - best rating code			
Energy efficient - best rating code			
England & Wales			

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