

CHRISTOPHER HODGSON



Whitstable
£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

3 Orchard Grove, Whitstable, Kent, CT5 4FW

A spacious detached chalet bungalow enjoying a secluded and private cul-de-sac position. The property is ideally situated just off Gordon Road and is within close proximity of central Whitstable with it's bustling High Street, highly regarded schools, boutique shops, restaurants, the seafront and mainline railway station (0.8 miles).

The generously proportioned accommodation totals 1292 sq ft (120 sq m) and is arranged on the ground floor to provide an entrance hall, kitchen/dining room, sitting

room, two generous bedrooms and a bathroom. The first floor comprises of the principal bedroom, which benefits from a walk-in-wardrobe and en-suite shower room.

The Westerly facing rear garden extends to 37ft (11m) and is laid to lawn with an area of raised decking area which is ideal for entertaining. A detached garage and driveway provide off street parking for several vehicles. No onward chain.



LOCATION

Orchard Grove is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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
- Sitting Room 15'10" x 13'10" (4.85m x 4.24m)
- Kitchen/Dining Room 15'10" x 9'7" (4.85m x 2.93m)
- Bedroom 2 12'0" x 9'4" (3.65m x 2.85m)

- Bedroom 3 11'7" x 9'5" (3.52m x 2.86m)
- Bathroom 8'2" x 6'7" (2.49m x 2.01m)

FIRST FLOOR

- Bedroom 1 15'6" x 14'8" (4.72m x 4.46m)
- Walk-in Wardrobe 10'4" x 5'1" (3.15m x 1.55m)
- Shower Room 9'2" x 8'1" (2.79m x 2.46m)

OUTSIDE

- Garden 37'3" x 35'7" (11.35m x 10.85m)
- Garage 17'9" x 9'9" (5.41m x 2.97m)





Main area: approx. 72.0 sq. metres (774.9 sq. feet)
Plus garages, approx. 16.0 sq. metres (172.6 sq. feet)



Approx. 48.1 sq. metres (517.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	73	84
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Enland & Wales **EU Directive**



