

CHRISTOPHER HODGSON



Whitstable

£410,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

25 Meadow Walk, Whitstable, Kent, CT5 4PW

An extended family home in a desirable location within close proximity of Duncan Downs, supermarkets and bus routes, and easily accessible to Whitstable town centre and station (1.3 miles).

The bright, spacious and beautifully presented accommodation is arranged on the ground floor to provide a generous entrance hall, a large sitting room open-plan to a dining room with doors leading to the garden, and a contemporary kitchen benefiting from a

variety of integrated appliances and range cooker. To the first floor, there are four bedrooms and a smartly fitted bathroom.

Outside, the South facing rear garden extends to 51ft (15m) and a driveway to the front of the house provides off road parking for a number of vehicles and access to an integral garage. No onward chain.



LOCATION

Meadow Walk is a desirable location on the outskirts of this popular seaside town, enjoying an elevated position and within easy access of Duncan Downs, Estuary View Medical Centre and supermarkets. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 15'2" x 10'7" (4.62m x 3.22m)
- Dining Room 8'7" x 7'3" (2.61m x 2.22m)

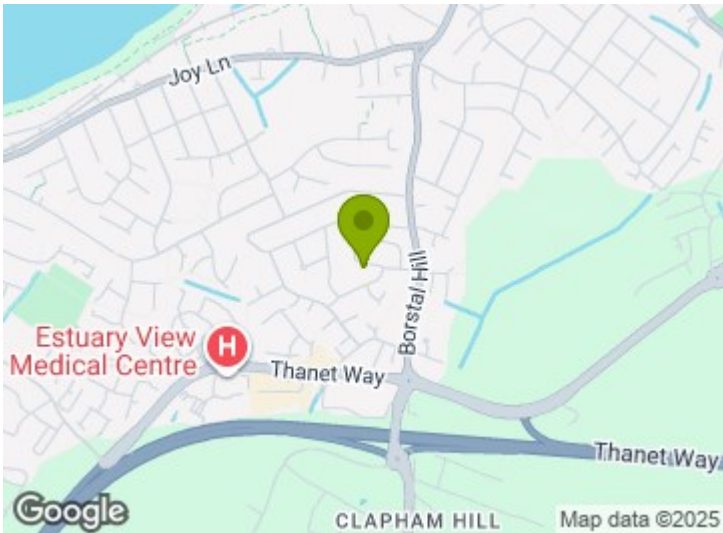
- Kitchen 11'1" x 9'3" (3.37m x 2.83m)

FIRST FLOOR

- Bedroom 1 11'5" x 10'3" (3.48m x 3.12m)
- Bedroom 2 10'5" x 10'2" (3.17m x 3.11m)
- Bedroom 3 14'8" x 7'5" (4.48m x 2.27m)
- Bedroom 4 8'0" x 6'5" (2.43m x 1.95m)
- Bathroom

OUTSIDE

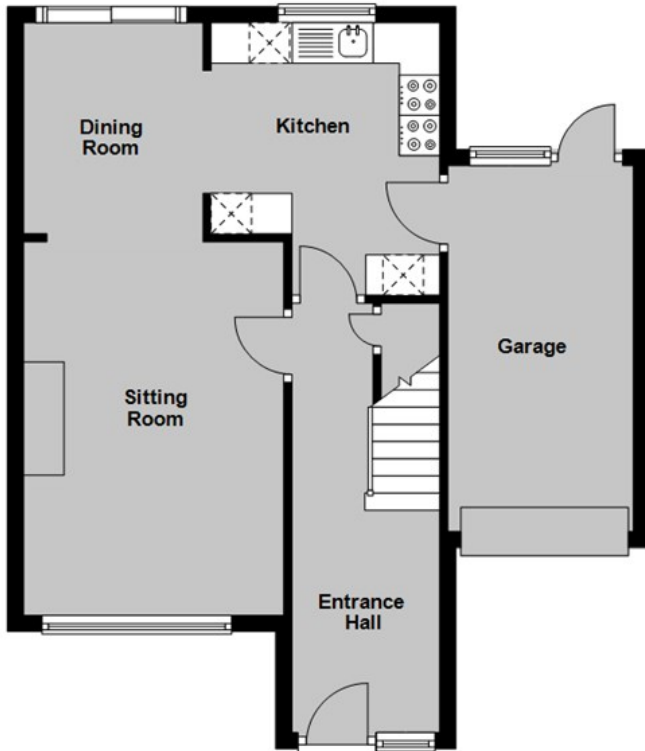
- Garden 51'4" x 26'3" (15.65m x 8.00m)
- Garage 14'10" x 7'6" (4.52m x 2.29m)





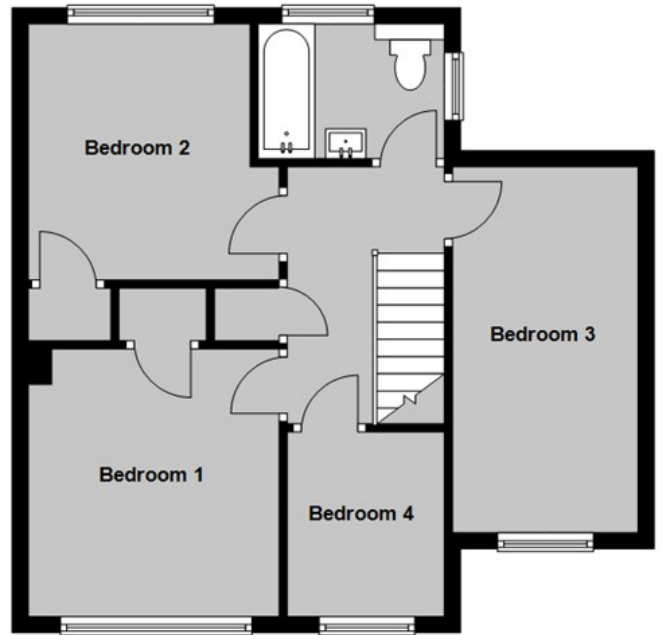
Ground Floor

Main area: approx. 40.5 sq. metres (435.4 sq. feet)
Plus garages, approx. 10.4 sq. metres (112.1 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



Main area: Approx. 89.7 sq. metres (965.9 sq. feet)

Plus garages, approx. 10.4 sq. metres (112.1 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	
Very energy efficient (newest properties)	Least energy efficient (oldest properties)
A	G
B	
C	
D	
E	
F	
G	
England & Wales	

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