

CHRISTOPHER HODGSON



Whitstable

£500,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Newlands Spire Avenue, Whitstable, Kent, CT5 3DS

A spacious and smartly presented detached family home ideally situated in a desirable location within close proximity of Tesco supermarket, a short walk to Whitstable station (0.8 miles), and easily accessible to the bustling town centre and seafront.

Set back from the street, the property boasts a spacious driveway and front garden. The hallway provides ample storage and access to a converted garage, now a generous home office.

The open-plan reception rooms include a bright front-facing bay window, with the second leading to the conservatory. The extended kitchen, fitted with

integrated appliances, features a vaulted ceiling with a Velux window, a spacious dining area, and French doors opening to the South facing rear garden; a well-kept retreat with a patio, lawn, and storage shed.

To the first floor, there are three well-proportioned bedrooms. The front-facing principal bedroom features a bay window, flooding the space with natural light. The family bathroom includes a three-piece suite and an overhead shower. Additional features include a ground-floor cloakroom, an alarm system, and a water softener.



LOCATION

Spire Avenue, located just off South Street, is a desirable residential cul-de-sac 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 broadleaved 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, birdwatching 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

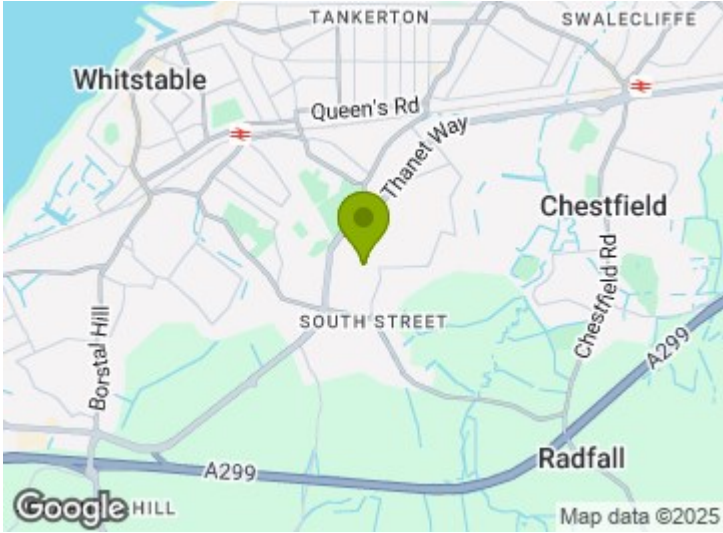
- Entrance Hall
- Sitting Room 16'0" x 12'1" (4.90m x 3.70m)
- Dining Room 12'1" x 10'11" (3.70m x 3.35m)
- Kitchen 16'0" x 10'10" (4.90m x 3.32m)
- Conservatory

FIRST FLOOR

- Bedroom 1 16'0" x 10'0" (4.90m x 3.07m)
- Bedroom 2 12'11" x 10'0" (3.96m x 3.07m)
- Bedroom 3 10'9" x 6'9" (3.30m x 2.08m)
- Bathroom

OUTSIDE

- Garden 45' x 35' (13.72m x 10.67m)
- Integral Garage / Home Office 16'0" x 8'0" (4.90m x 2.46m)

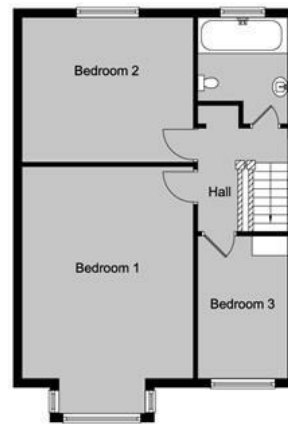
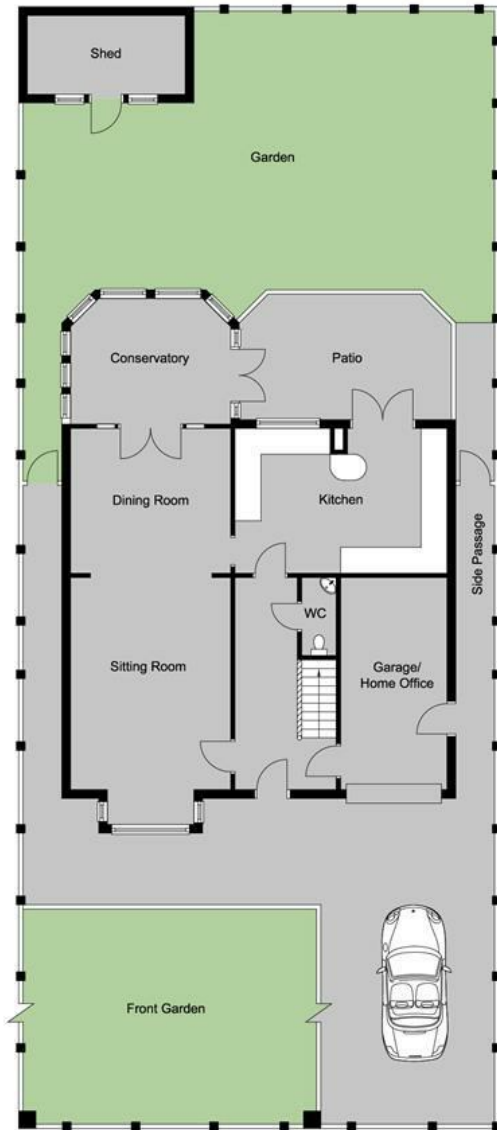


Ground Floor

Main area: approx. 74.2 sq. metres (799.1 sq. feet)

First Floor

Main area: approx. 52.6 sq. metres (566.71 sq. feet)



Main area: Approx. 126.8 sq. metres (1365.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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	
Very energy efficient (A+)	92-100
Energy efficient (A)	81-91
Decent (B)	69-80
Needs improvement (C)	55-68
Needs improvement (D)	45-54
Needs improvement (E)	35-44
Needs improvement (F)	25-34
Needs improvement (G)	1-24

England & Wales

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

