

CHRISTOPHER HODGSON



Whitstable
£460,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

54 Shearwater Avenue, Whitstable, Kent, CT5 4DY

A significantly extended semi-detached family home situated in an elevated position from where it commands far reaching views over Whitstable and towards the sea. Shearwater Avenue is a sought-after location within close proximity of the beach, bustling town centre, bus routes and Whitstable station (1 mile).

The bright and spacious accommodation is presented in smart contemporary style throughout and is arranged to provide an entrance hall, a generous sitting room, a superb kitchen/dining room with casement doors opening

to the garden, a utility room and a cloakroom. On the ground floor there is a large bedroom suite with en-suite bathroom, and to the first floor there are three double bedrooms and a smartly fitted bathroom.

The South facing garden provide an ideal space for entertaining and the perfect vantage point to enjoy the views and Whitstable's famous sunsets. A block paved driveway provides off street parking for several vehicles.



LOCATION

Shearwater Avenue is a much sought after location enjoying an elevated position and within easy access of Duncan Downs. 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. There is also a number of highly regarded and Ofsted rated "Good" schools within Whitstable.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'0" x 10'11" (4.90m x 3.35m)
- Kitchen/Dining Room 17'6" x 16'0" (5.33m x 4.87m)

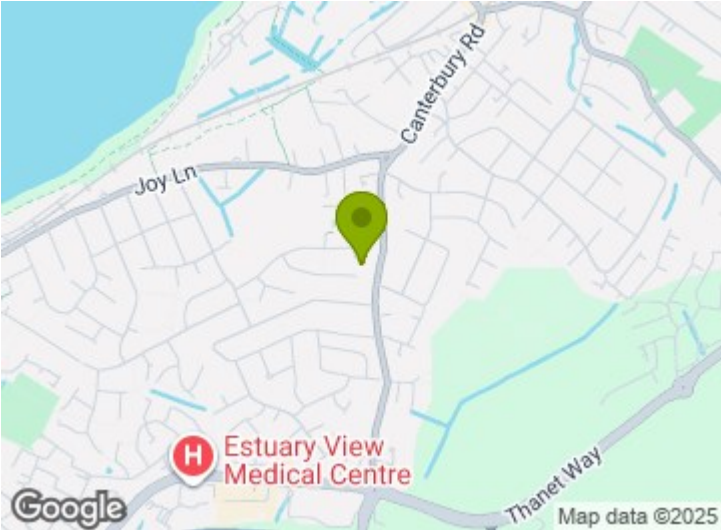
- Utility Room 7'3" x 6'9" (2.20m x 2.05m)
- Bedroom 2 16'10" x 9'7" (5.13m x 2.92m)
- En-Suite Bathroom 7'3" x 6' (2.21m x 1.83m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 16'0" x 8'11" (4.90m x 2.72m)
- Bedroom 3 10'10" x 8'6" (3.29m x 2.59m)
- Bedroom 4 10'10" x 7'3" (3.29m x 2.21m)
- Bathroom 8'11" x 5'6" (2.72m x 1.68m)

OUTSIDE

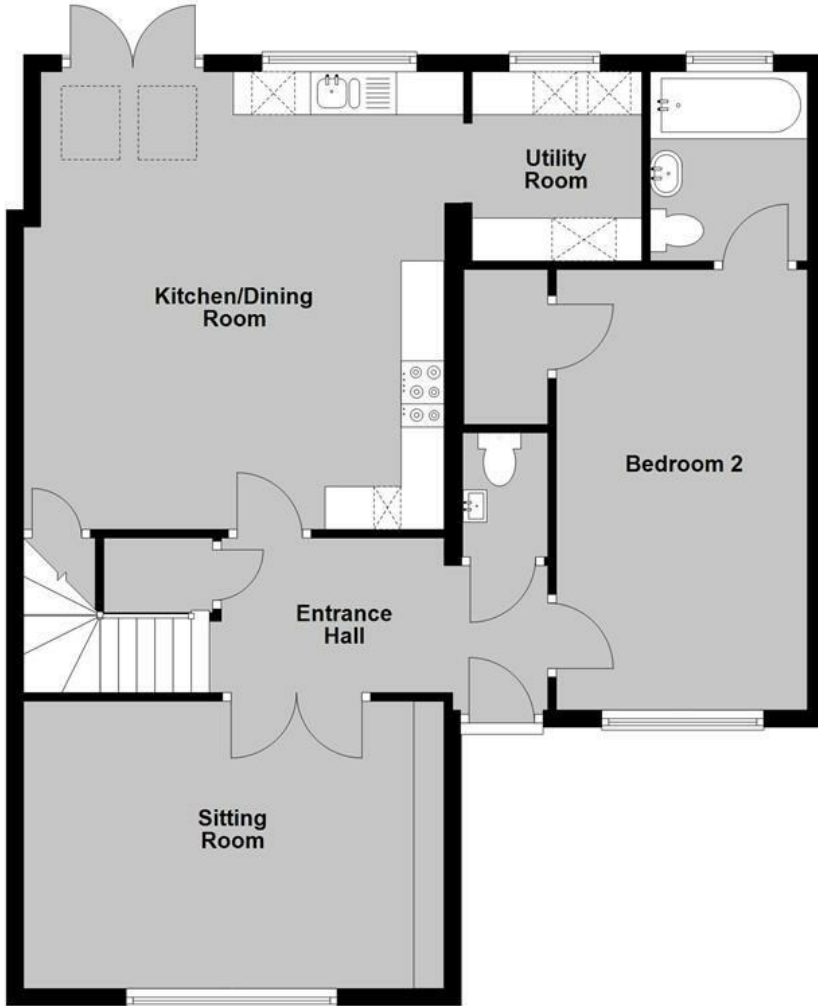
- Garden 33'4" x 31'8" (10.16m x 9.65m)





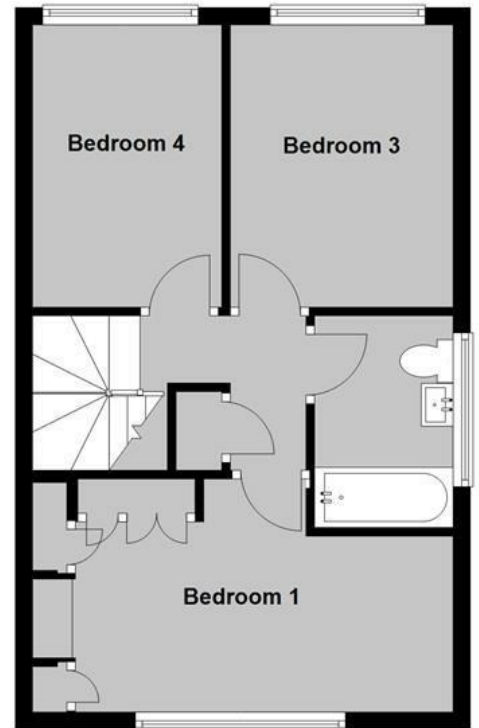
Ground Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 123.3 sq. metres (1326.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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 (newest/greenest)	Least energy efficient (oldest/least green)
A	G
B	
C	
D	
E	
F	
G	
Energy efficient - higher heating costs	
England & Wales	
EPC Rating: 67	

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

