

CHRISTOPHER HODGSON



Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

10 Valkyrie Avenue, Whitstable, Kent, CT5 4DJ

A spacious detached bungalow in a much sought after location, within close proximity of the beach and within walking distance of the town centre, highly regarded schools and Whitstable station (1.4 miles).

The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room with casement doors opening to the garden, a kitchen, conservatory, three bedrooms, a bathroom and a separate cloakroom. The property would now benefit from a programme of modernisation throughout, and there

is considerable scope to remodel and/or extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The South Westerly facing rear garden extends to 61ft (19m) and is a particularly attractive feature of the property. A block paved driveway provides access to an attached garage and an area of off-street parking. No onward chain.



LOCATION

Valkyrie Avenue is a much sought after residential location in Whitstable within close proximity to the seafront. There is a post office and bus route located on Joy Lane (approximately 0.5 miles distant). Nearby Faversham Road also offers a doctors surgery, pharmacy and local shops. 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:

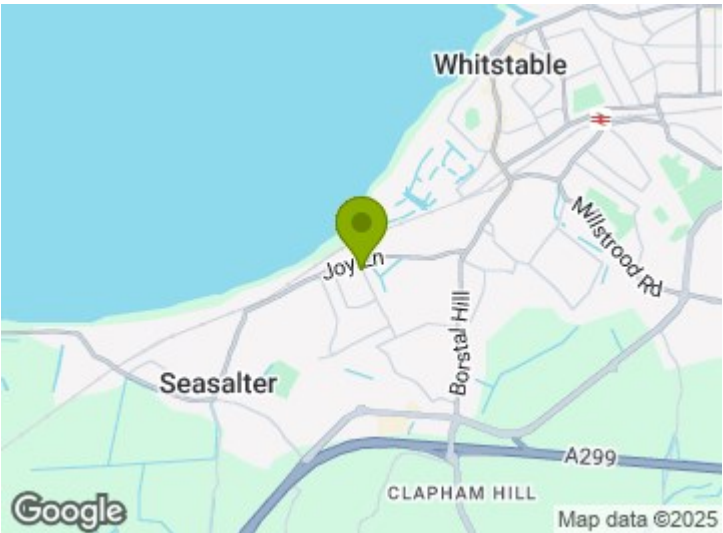
GROUND FLOOR

- Entrance Porch
- Entrance Hall

- Sitting Room 14'6" x 11'2" (4.42m x 3.40m)
- Kitchen 13'3" x 11'3" (4.04m x 3.43m)
- Conservatory 10'6" x 6'3" (3.20m x 1.91m)
- Bedroom 1 12'1" x 10'11" (3.68m x 3.33m)
- Bedroom 2 12'4" x 7'9" (3.76m x 2.35m)
- Bedroom 3 11'5" x 6'11" (3.48m x 2.11m)
- Bathroom
- Cloakroom

OUTSIDE

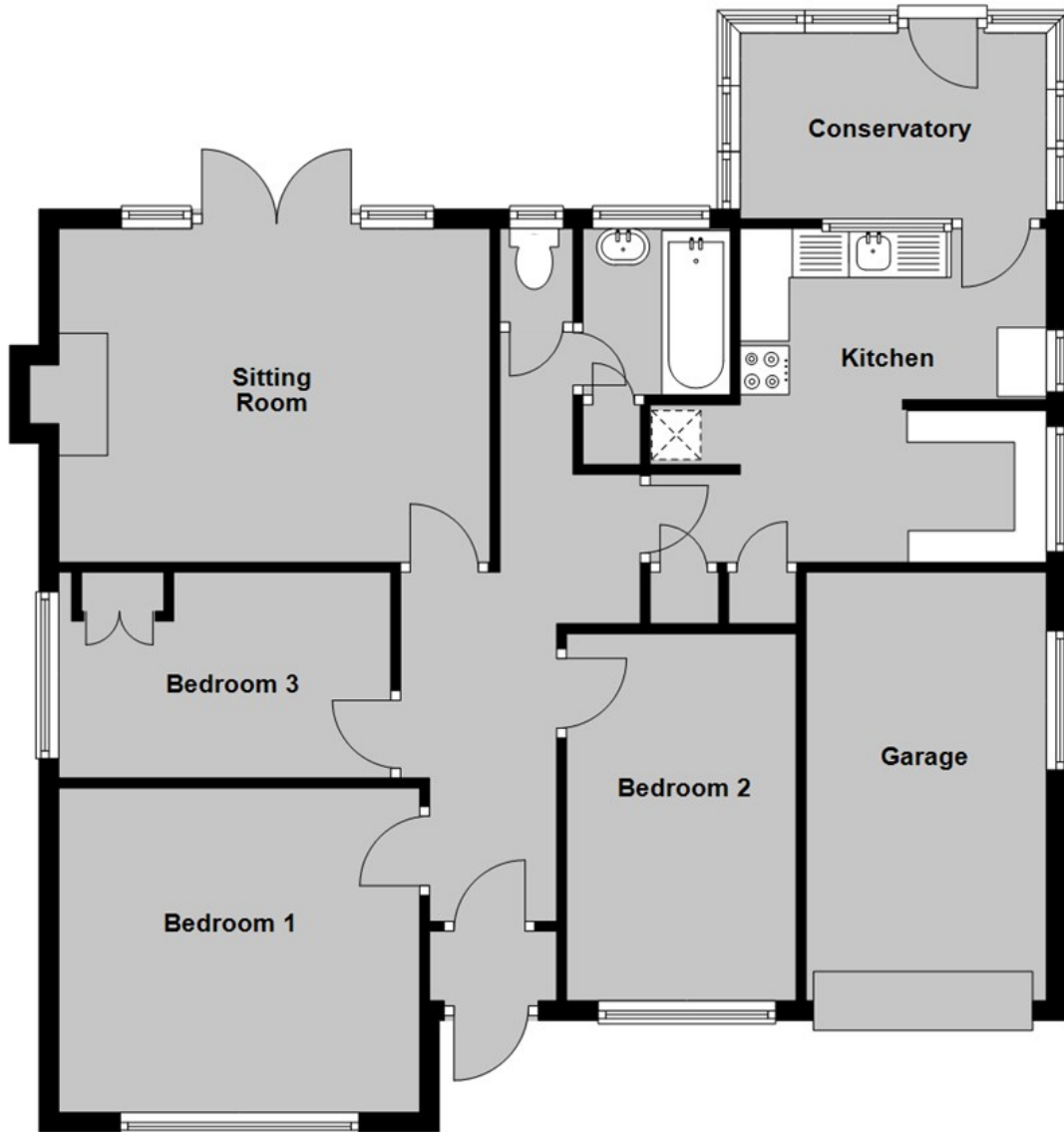
- Garden 61'6" x 46'3" (18.75m x 14.10m)
- Garage 14'5" x 7'8" (4.39m x 2.34m)





Ground Floor

Main area: approx. 79.2 sq. metres (852.6 sq. feet)
Plus garages, approx. 10.2 sq. metres (109.9 sq. feet)



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

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| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient | B | | |
| Decent | C | | |
| Below average | D | | |
| Energy inefficient - higher running costs | E | | |
| Very energy inefficient - highest running costs | F | | |
| Least energy efficient - very high running costs | G | | |
| England & Wales | | Current | Potential |

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