

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Swalecliffe, Whitstable

126 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2RA

A detached chalet bungalow in a desirable and convenient location accessible to shops, amenities, schools, bus routes, Chestfield & Swalecliffe mainline railway station (0.5 miles) and within walking distance of the beach (0.5 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a sitting/dining room with a wood-burning stove and a pair of casement doors opening to the garden, a kitchen, two double bedrooms, and a bathroom. To the first floor there is a further double bedroom and a study.

Planning permission has been granted (subject to conditions) under reference CA/20/01546 for a single-storey rear extension together with a hip-to-gable roof extension and the installation of rooflights. The current owners have undertaken these works in part, providing the opportunity for an incoming purchaser to complete the project to suit their own tastes and requirements.

The secluded and private garden enjoys a South-Easterly aspect and incorporates a large timber outbuilding which would suit a variety of uses. A driveway to the front of the property provides off-street parking for a number of vehicles.



LOCATION

Goodwin Avenue is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes, and Chestfield & Swalecliffe mainline railway station (0.7 miles). Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 97 mins and high speed links to London St Pancras, approximately 87 mins. 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/Dining Room 17'8" x 11'3" (5.39m x 3.43m)
- Kitchen 9'1" x 8'10" (2.77m x 2.69m)

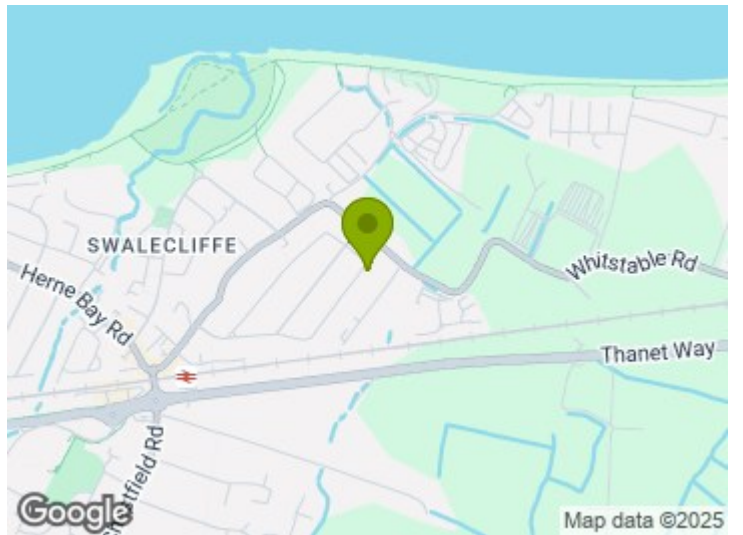
- Bedroom 2 14'8" x 10'3" (4.48m x 3.13m)
- Bedroom 3 10'11" x 10'0" (3.32m x 3.04m)
- Bathroom

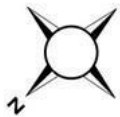
FIRST FLOOR

- Bedroom 1 15'9" x 15'3" (4.80m x 4.65m)
- Study 17'0" x 7'1" (5.18m x 2.15m)

OUTSIDE

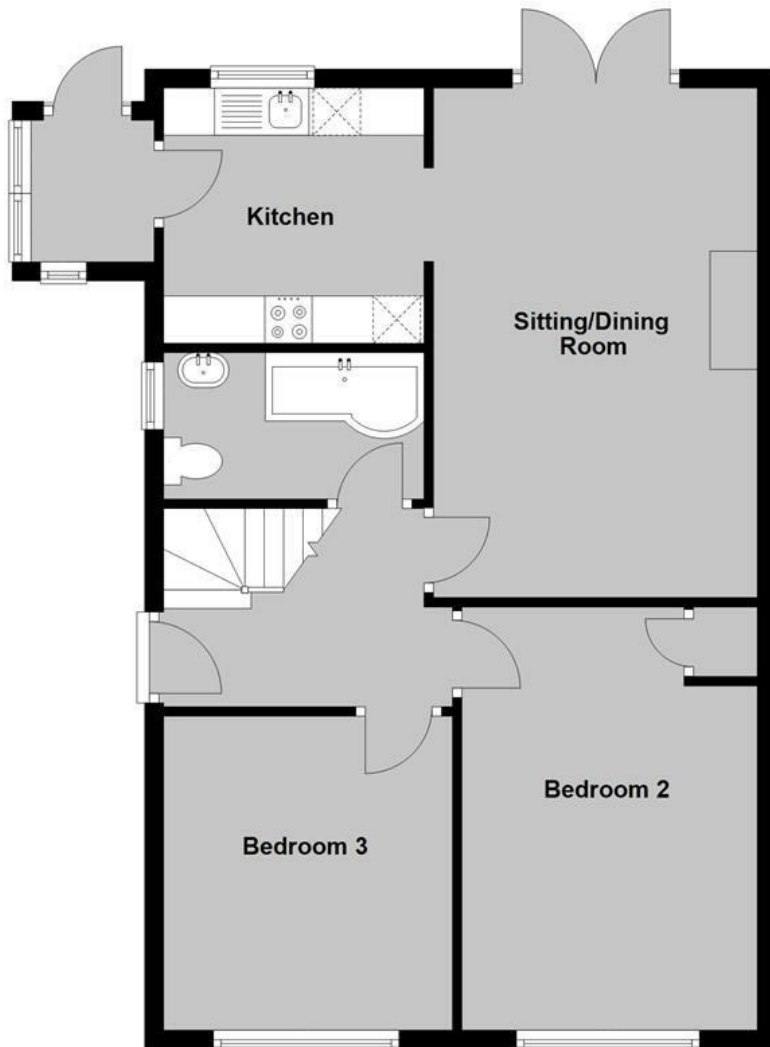
- Garden 37' x 32' (11.28m x 9.75m)





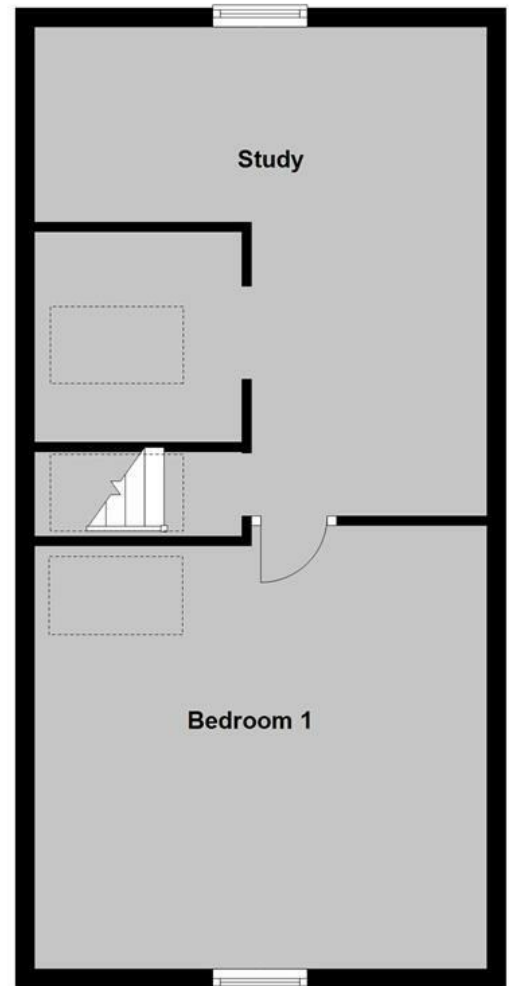
Ground Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 111.8 sq. metres (1203.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2-A1) A			
(B1-B3) B			
(C1-C3) C		77	80
(D1-D3) D			
(E1-E3) E			
(F1-F3) F			
(G1-G3) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive (2002/91/EC)	