

CHRISTOPHER HODGSON



Whitstable
£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Amashae, 2 Meteor Avenue, Whitstable, Kent, CT5 4DH

A spacious detached chalet 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 hall, sitting room/dining room incorporating an open fireplace, conservatory, a kitchen, two double bedrooms, and a bathroom. To the first floor there are two further double bedrooms, and a bathroom. 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 mature and established rear garden enjoys a Westerly aspect and extends to 80ft (24m). A block paved driveway provides access to an attached garage and an area of off-street parking. No onward chain.



LOCATION

Meteor 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 Hall
- Sitting/Dining Room 20'0" x 13'5" (6.10m x 4.09m)

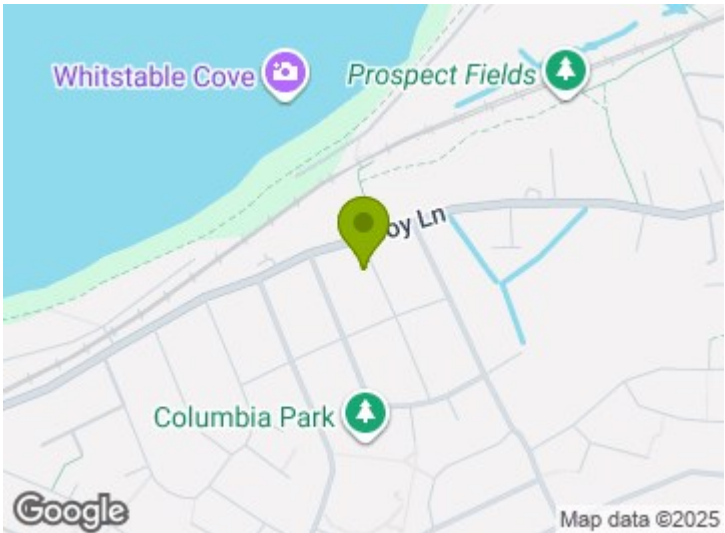
- Conservatory 11'2" x 10'8" (3.40m x 3.25m)
- Kitchen 17'5" x 8'0" (5.30m x 2.45m)
- Bedroom 1 12'0" x 11'6" (3.65m x 3.50m)
- Bedroom 2 11'6" x 8'10" (3.51m x 2.69m)
- Bathroom

FIRST FLOOR

- Bedroom 3 12'0" x 9'0" (3.66m x 2.74m)
- Bedroom 4 11'9" x 9'0" (3.58m x 2.74m)
- Bathroom

OUTSIDE

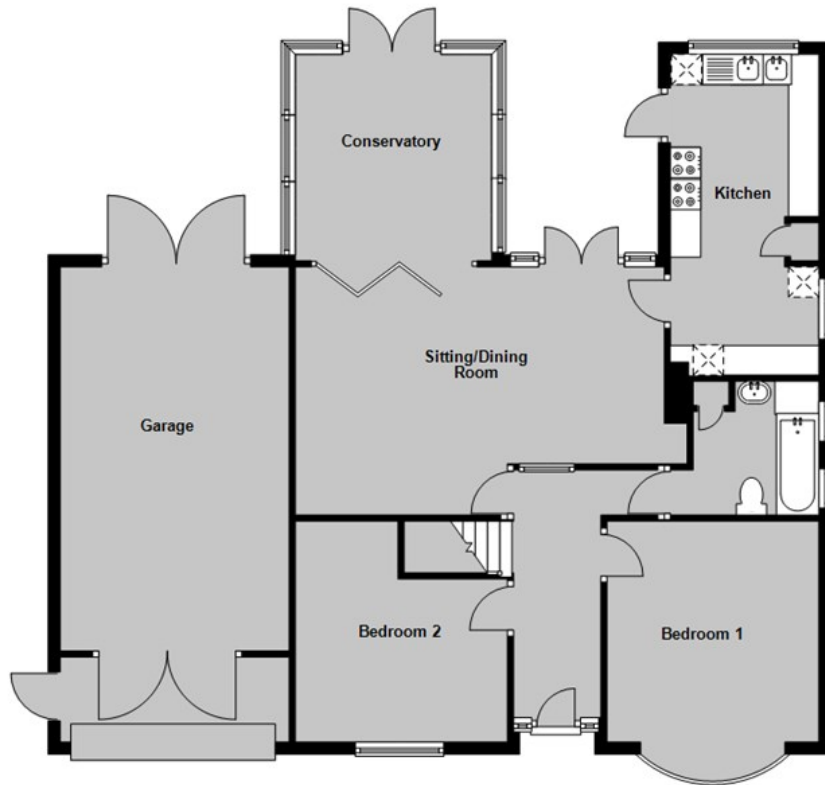
- Garden 80' x 53' (24.38m x 16.15m)
- Garage 20'10" x 12'5" (6.35m x 3.78m)





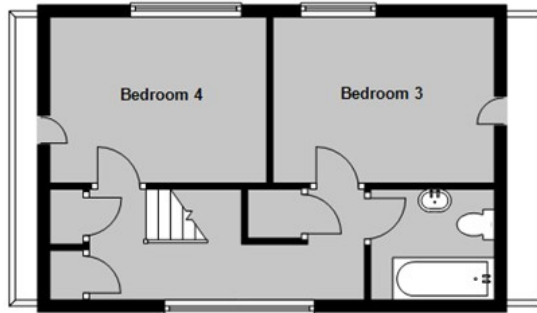
Ground Floor

Main area: approx. 87.6 sq. metres (943.0 sq. feet)
Plus garage, approx. 29.7 sq. metres (319.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Main area: Approx. 121.9 sq. metres (1312.5 sq. feet)

Plus garages, approx. 29.7 sq. metres (319.7 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		Current	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Below average	H		
Below average	I		
Below average	J		
Below average	K		
Below average	L		
Below average	M		
Below average	N		
Below average	O		
Below average	P		
Below average	Q		
Below average	R		
Below average	S		
Below average	T		
Below average	U		
Below average	V		
Below average	W		
Below average	X		
Below average	Y		
Below average	Z		

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

