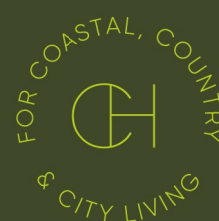


CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£345,000 Freehold



Swalecliffe, Whitstable

7 Woodman Avenue, Swalecliffe, Whitstable, Kent, CT5 2RB

An extended and beautifully presented semi-detached bungalow in a desirable location accessible to shops, local amenities, bus routes, 500 metres from Chestfield & Swalecliffe station and within walking distance of the beach (0.7 miles).

The rear garden extends to 76ft (23m) and incorporates a decked terrace and an area laid to lawn. To the front of the property a driveway provides off road parking for a number of vehicles.

The bright and spacious accommodation is presented in smart contemporary style and comprises an entrance hall, a living room opening to the kitchen, a utility room, two double bedrooms and a stylish shower room.



LOCATION

Woodman 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 approximately 500 metres from Chestfield & Swalecliffe mainline railway station. 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, and high speed links to London St Pancras. 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 5'8" x 3'7" (1.73m x 1.09m)
- Living Room 13'1" x 11'1" (3.99m x 3.38m)
- Kitchen 9'11" x 5'8" (3.02m x 1.73m)
- Utility Room 5'10" x 4'5" (1.80m x 1.37m)
- Bedroom 1 9'10" x 9'9" (3.00m x 2.97m)
- Bedroom 2 9'11" x 9'10" (3.02m x 3.00m)
- Shower Room 7'4" x 5'10" (2.26m x 1.78m)

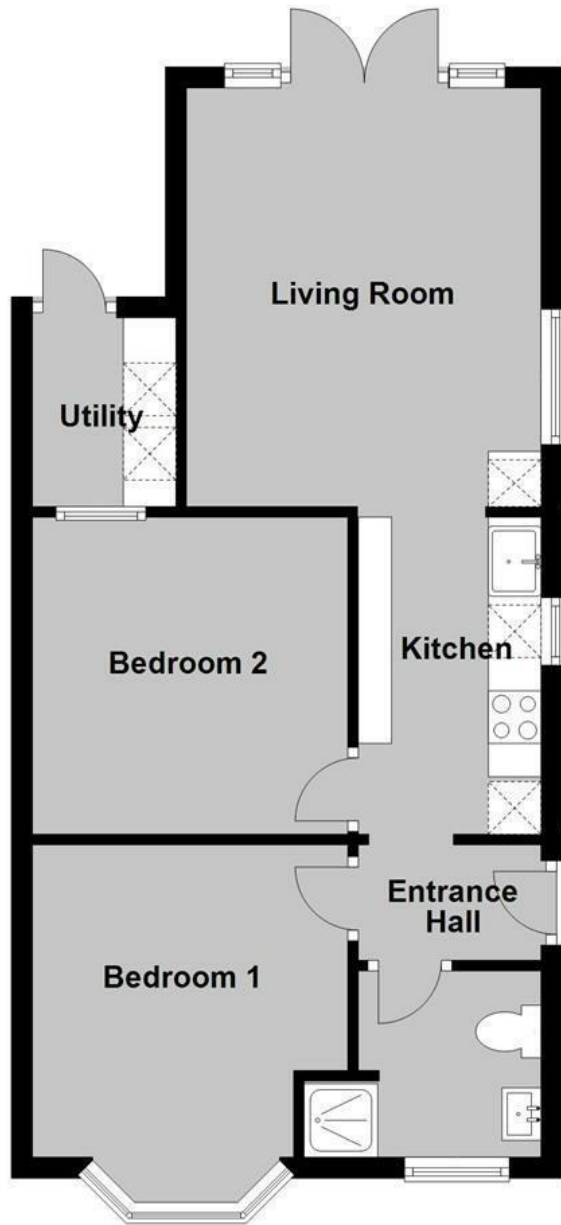
OUTSIDE

- Garden 76' x 19' (23.16m x 5.79m)



Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 46.3 sq. metres (498.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47

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Energy Efficiency Rating	
Energy Efficiency Class	Score
Energy A	81-92
Energy B	69-80
Energy C	55-68
Energy D	39-54
Energy E	21-38
Energy F	9-20
Energy G	1-8

For more information on energy ratings, visit www.gov.uk/government/organisations/energy-efficiency-rating

England & Wales
EPC 2023/24
2023/24

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