



Price
£375,000

Freehold

3x  1x  1x 

**Shamrock Avenue,
Whitstable, Kent, CT5**

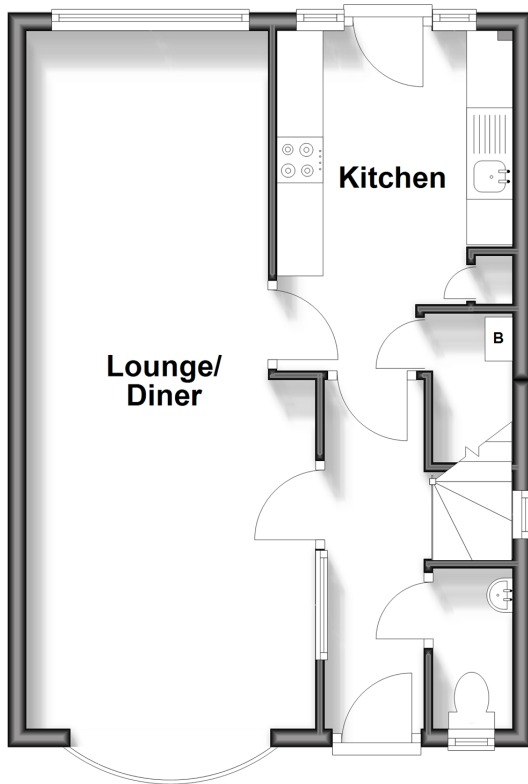
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

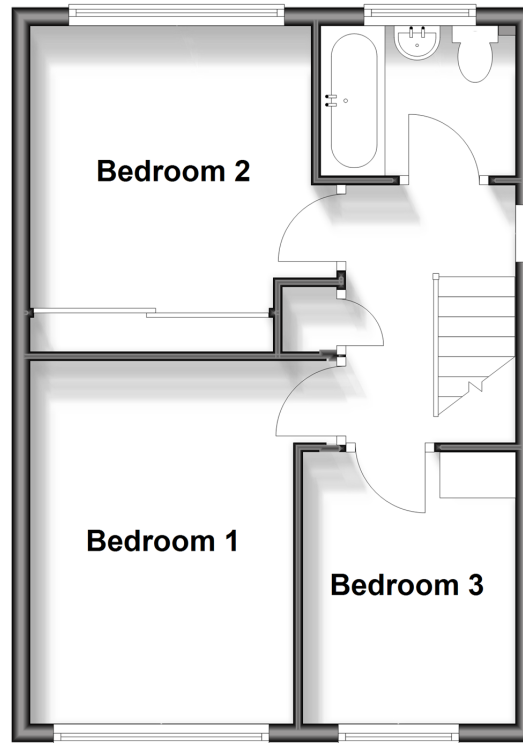
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



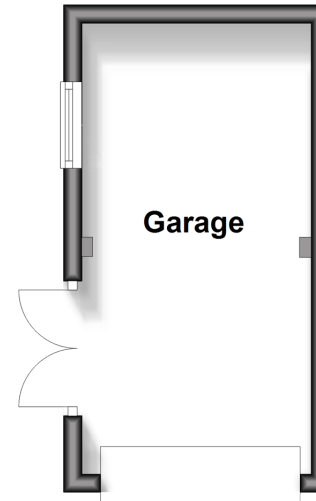
First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



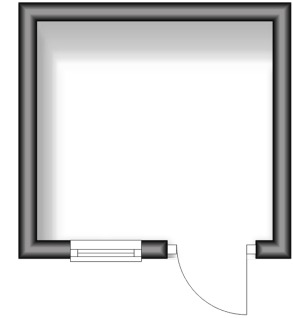
Outbuilding 1

Approx. 12.3 sq. metres (132.4 sq. feet)



Outbuilding 2

Approx. 6.1 sq. metres (66.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Diner: 27'3 x 10'6 (8.31m x 3.20m)
narrowing to 25'6 x 8'8 (7.78m x 2.64m)

Kitchen: 12'9 x 8'4 (3.89m x 2.54m)

FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'6 x 9'9 (3.81m x 2.97m)

Bedroom 2: 10'2 x 10'1 (3.10m x 3.08m)

Bedroom 3 : 9'6 x 7'5 (2.90m x 2.26m)

OUTSIDE

Driveway

Rear Garden

OUTBUILDING

Garage

Outbuilding



Main features

- Large, block-paved driveway and EV charging point
- Single garage, with electric door
- Solar panels owned outright, offsetting energy bills significantly
- Original, polished parquet flooring in the lounge/diner
- Neutrally presented, with a modern fitted kitchen



Nearest Schools

Primary Schools: Joy Lane Primary 0.4 miles, Whitstable Junior School 0.9 miles, Whitstable and Seasalter Endowed C of E Junior School 1.0 miles

Secondary Schools: The Whitstable School 1.2 miles



Transport Information

Train Stations: Whitstable 1.3 miles, Chestfield & Swalecliffe 2.6 miles, Herne Bay 4.8 miles



Address

Shamrock Avenue, Whitstable, Kent, CT5



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Whitstable Branch 01227 772272 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
A(93)	A(96)

12033760/20250405/AR/NF