

CHRISTOPHER HODGSON



Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

12 Valkyrie Avenue, Whitstable, Kent, CT5 4DJ

A spacious and smartly presented detached bungalow situated in a much sought-after location, within close proximity of the beach and within walking distance of Whitstable town centre, highly regarded schools and Whitstable station (1.3 miles).

The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room, contemporary kitchen/breakfast room, conservatory, two double bedrooms, a cloakroom and a

bathroom.

Outside, the attractively landscaped rear garden extends to approximately 57ft (17m) and is a particularly appealing feature of the property. A substantial garden studio provides excellent flexibility and could suit a variety of uses including a home office, studio or hobby room. A driveway to the front of the property provides an area of off-street parking.



LOCATION

Valkyrie Avenue is a much sought-after residential location in Whitstable, conveniently situated within close proximity of the seafront. A post office and regular bus services are available on Joy Lane (approximately 0.5 miles distant), whilst nearby Faversham Road provides a doctor's surgery, pharmacy and local shops. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen'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 minutes). The high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, offering access to the A2/M2 and subsequent motorway network.

ACCOMMODATION

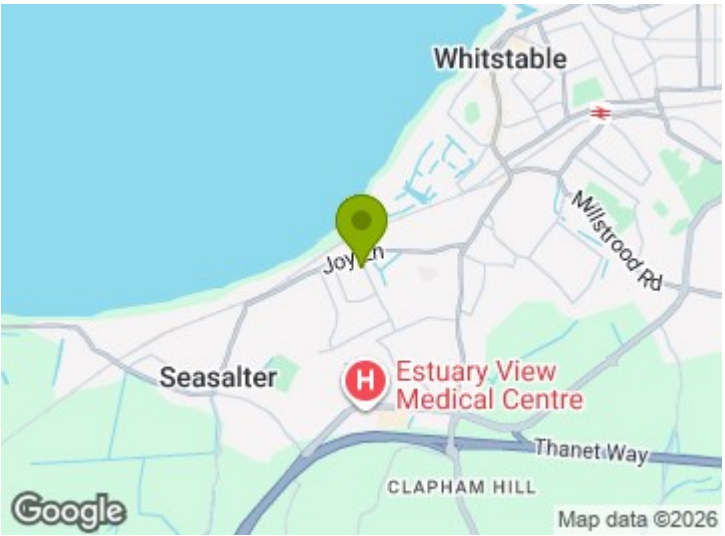
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 13'5" x 12'0" (4.1m x 3.67m)
- Kitchen/Breakfast Room 12'0" x 11'11" (3.67m x 3.65m)
- Conservatory 11'3" x 7'8" (3.44m x 2.34m)
- Bedroom 1 13'7" x 11'6" (4.16m x 3.51m)
- Bedroom 2 13'0" x 12'1" (3.98m x 3.7m)
- Cloakroom 8'6" x 2'7" (2.6m x 0.81m)
- Bathroom 8'6" x 5'4" (2.6m x 1.63m)

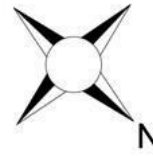
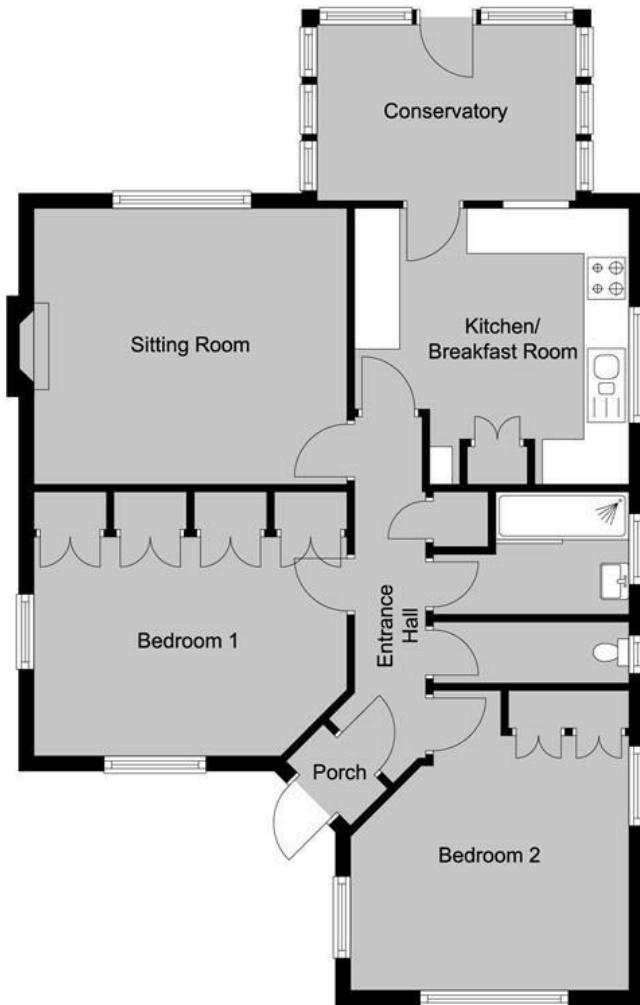
OUTSIDE

- Garden 57' x 34' (17.37m x 10.36m)
- Garden Studio 22'11" x 14'5" (7.0m x 4.4m)



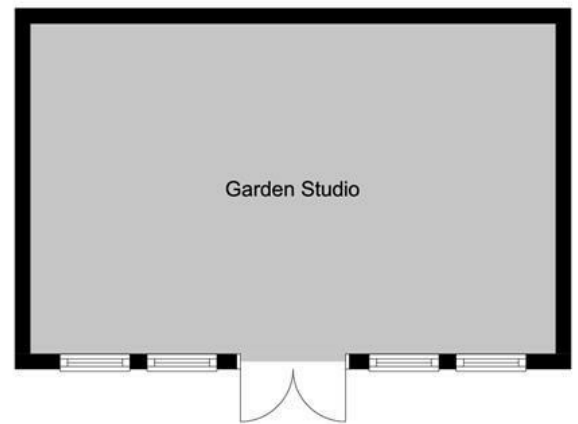
Ground Floor

Main area: approx. 70.0 sq. metres (753.5 sq. feet)



Outbuilding

Main area: approx. 30.8 sq. metres (331.5 sq. feet)



Main area: Approx. 70.0 sq. metres (753.5 sq. feet)

Plus Outbuilding: Approx. 30.8 sq. metres (331.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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	Target
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Energy efficient (newest properties)		61	62
England & Wales			

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

