

CHRISTOPHER HODGSON



Whitstable

£465,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

62 Shearwater Avenue, Whitstable, Kent, CT5 4DY

A significantly extended detached bungalow ideally situated in a quiet cul-de-sac. Shearwater Avenue is a sought-after location within close proximity of the beach, bustling town centre, highly regarded schools, bus routes and Whitstable station (1 mile).

The spacious and beautifully presented accommodation is arranged to provide an entrance porch, entrance hall, a contemporary kitchen/dining room opening to a generous sitting room with sliding doors leading to the garden, three bedrooms (two doubles), a stylish bathroom, and a

separate cloakroom.

The thoughtfully landscaped rear garden incorporates a natural stone terrace, numerous seating areas, and an area laid to lawn. The property benefits from pedestrian access to Borstal Hill via a gate to the rear of the garden. A driveway provides ample off-street parking and access to a detached garage. No onward chain.



LOCATION

Shearwater Avenue is a much sought after location enjoying an elevated position and within easy access of Duncan Downs. 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. There is also a number of highly regarded and Ofsted rated "Good" schools within Whitstable.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen/Dining Room 21'9" x 12'3" (6.63m x 3.73m)

- Sitting Room 21'11" x 12'2" (6.68m x 3.71m)
- Bedroom 1 11'11" x 11'10" (3.63m x 3.61m)
- Bedroom 2 11'10" x 9'6" (3.60m x 2.90m)
- Bedroom 3 9'4" x 8'2" (2.85m x 2.48m)
- Bathroom
- Cloakroom

OUTSIDE

- Garage 24'9" x 8'4" (7.54m x 2.54m)
- Garden 48' x 36'2" (14.63m x 11.02m)



