



Guide Price
£700,000

Freehold

5x  3x  4x 

**Linden Avenue,
Whitstable, Kent, CT5**

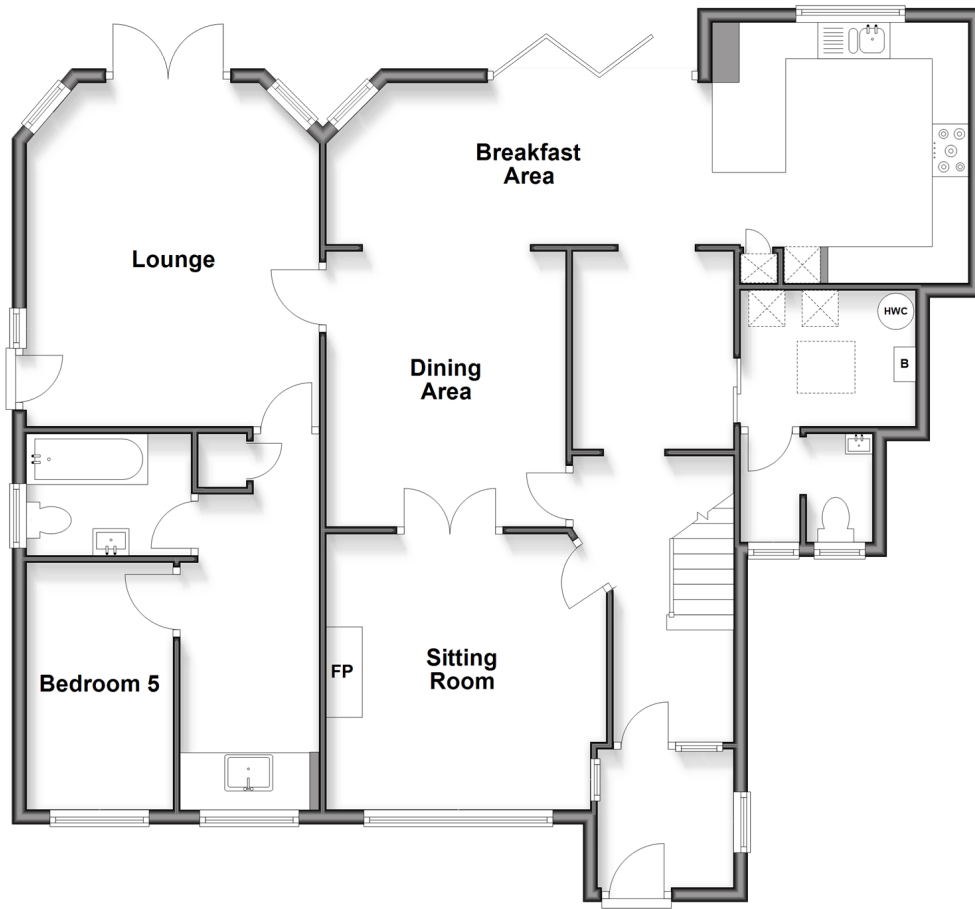
OVER 60?

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

Wards
Helping you move forwards

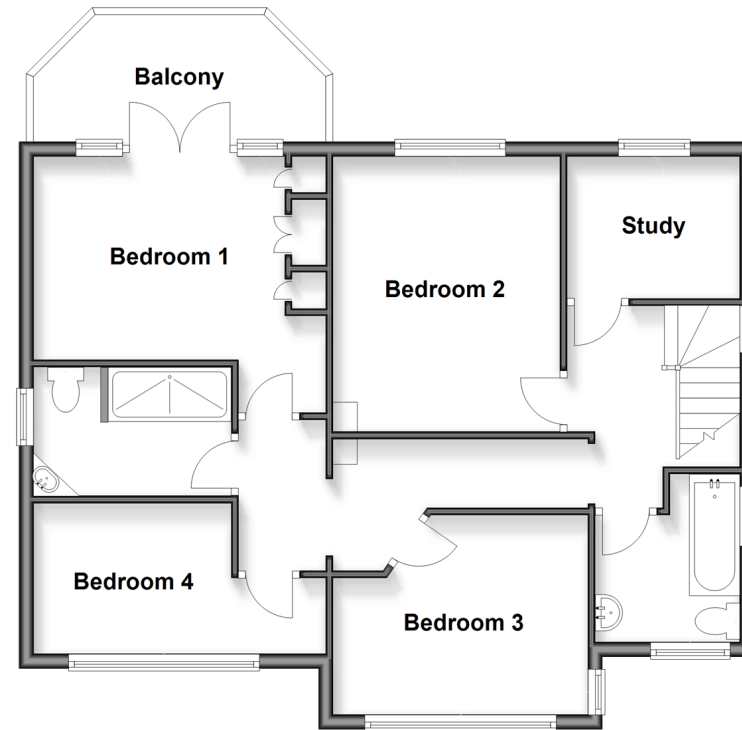
Ground Floor

Approx. 119.3 sq. metres (1284.4 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hallway

Sitting Room: 13'1 x 12'10 (3.99m x 3.91m)

Dining Area: 12'6 x 10'9 (3.81m x 3.28m)

Kitchen/Breakfast Area: 29'7 (9.02m) x 13'4 (4.07m) narrowing to 7'8 (2.34m)

Utility

Cloakroom

Lounge: 12'6 x 10'9 (3.81m x 3.28m)

Kitchenette: 17'7 x 6'3 (5.36m x 1.91m)

Bathroom

Bedroom 5: 11'8 x 6'3 (3.56m x 1.91m)

FIRST FLOOR

Landing

Bedroom 1 : 13'4 x 9'4 (4.07m x 2.85m)

Balcony

Bedroom 2: 12'6 x 10'4 (3.81m x 3.15m)

Shower Room

Bedroom 3 : 11'7 x 9'1 (3.53m x 2.77m)

Bedroom 4: 13'3 x 6'9 (4.04m x 2.06m)

Study: 7'11 x 6'6 (2.41m x 1.98m)

Family Bathroom

OUTSIDE

Driveway

Rear Garden



Main features

- Extended to the rear to provide an impressive kitchen and open-plan breakfast/kitchen area
- Balcony to Bedroom 1 with far reaching views
- Separate living space on the ground floor comprised of a lounge, kitchenette, bathroom and bedroom with external access
- Four bedrooms and a separate study upstairs
- Large rear garden and detached summerhouse



Nearest Schools

Primary Schools: Whitstable Junior School 0.8 miles, St Mary's Catholic Primary 0.9 miles, Whitstable and Seasalter Endowed C of E Junior School 0.9 miles

Secondary Schools: The Whitstable School 0.9 miles,



Transport Information

Train Stations: Whitstable 0.3 miles, Chestfield & Swalecliffe 2.7 miles, Herne Bay 5.2 miles



Address

Linden 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 50% less, by purchasing a Lifetime Lease.



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