



OVER 60?
Secure this property
for up to **59% less!**¹

Guide Price
£700,000

Freehold

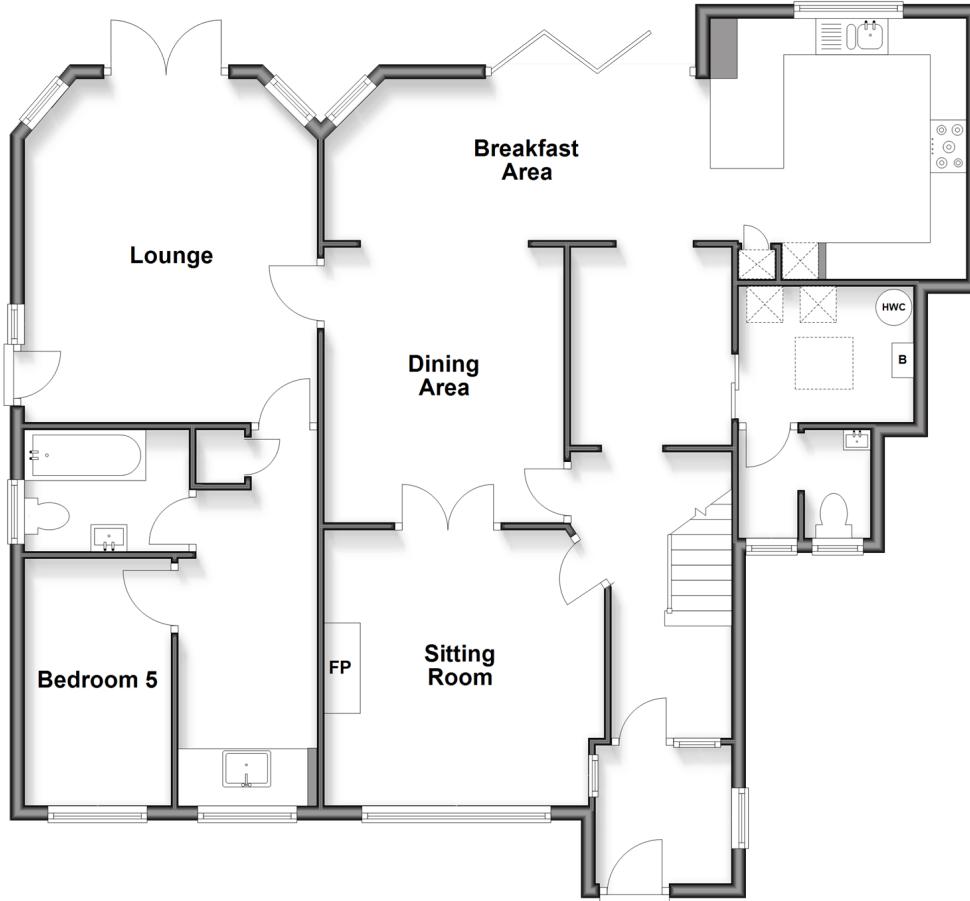
5x 3x 4x

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

Wards
Helping you move forwards

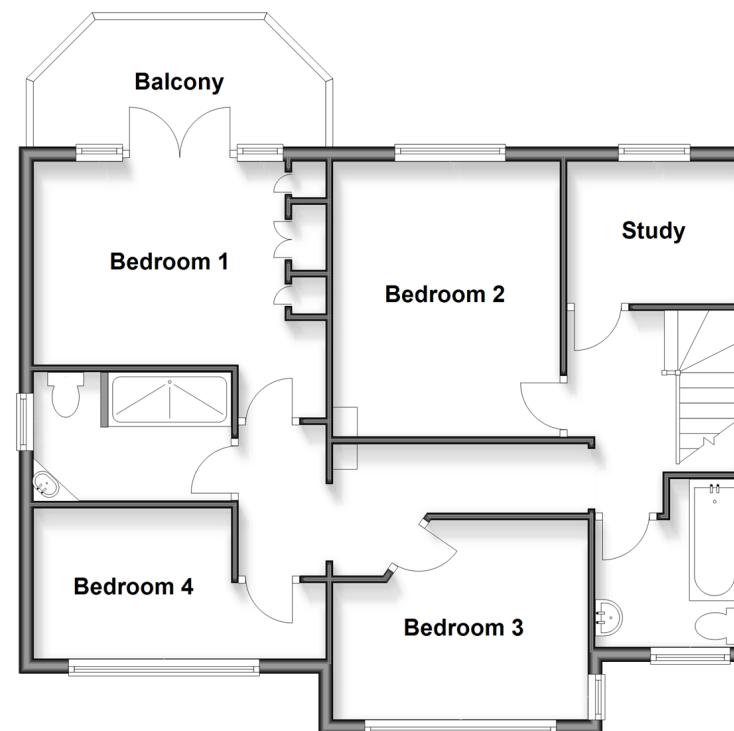
Ground Floor

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

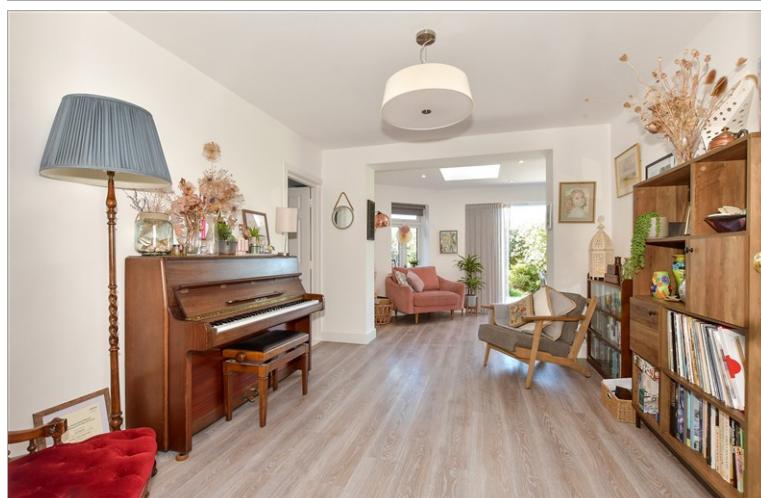
Train Stations: Whitstable 0.3 miles, Chestfield & Swalecliffe 2.7 miles, Herne Bay 5.2 miles

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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