

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

61 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2RA

A spacious detached bungalow in a sought-after and convenient location, accessible to shops, amenities, schools, bus routes, Chestfield & Swalecliffe mainline railway station (0.5 miles), and within walking distance of the beach (0.5 miles).

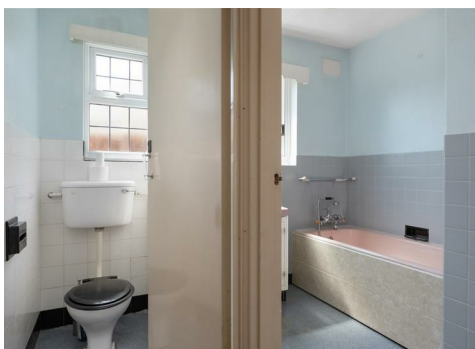
The property now requires a full programme of refurbishment throughout, and there is potential to extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a kitchen/breakfast

room, an open-plan living/dining room with doors opening to a conservatory, three bedrooms, a bathroom and a separate cloakroom.

Outside, the rear garden is a particularly attractive feature of the property and extends to 50ft (15m).

A driveway provides an area of off-street parking and access to a single garage. No onward chain.



LOCATION

Goodwin Avenue is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes, and Chestfield & Swalecliffe mainline railway station (0.7 miles). Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 97 mins and high speed links to London St Pancras, approximately 87 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

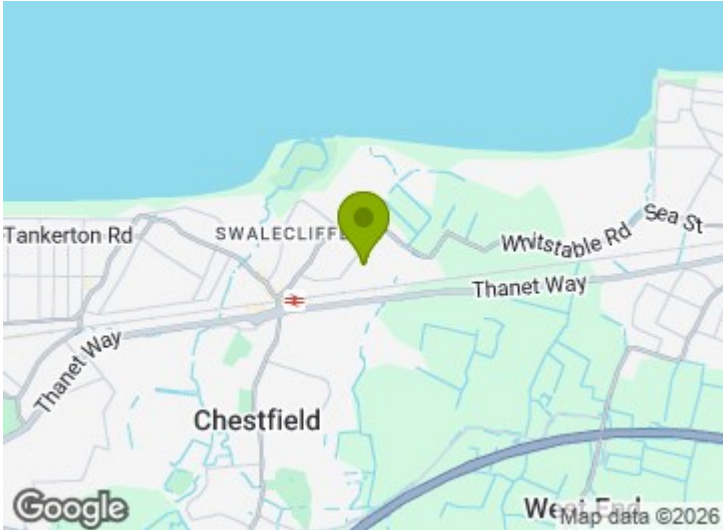
GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen/Breakfast Room 15'5" x 13'2" (4.70m x 4.02m)
- Sitting/Dining Room 17'9" x 15'1" (5.41m x 4.60m)

- Conservatory 14'3" x 5'7" (4.34m x 1.70m)
- Bedroom 1 13'11" x 13'9" (4.25m x 4.19m)
- Bedroom 2 12'3" x 10'9" (3.73m x 3.28m)
- Bedroom 3 9'11" x 9'2" (3.02m x 2.80m)
- Bathroom
- Cloakroom

OUTSIDE

- Garden 50' x 44' (15.24m x 13.41m)
- Garage 20'0" x 7'10" (6.10m x 2.38m)





Ground Floor

Main area: approx. 110.9 sq. metres (1193.7 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.3 sq. feet)



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Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Minimum efficient - higher running costs			
England & Wales		72	60
EPC Rating			

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