

CHRISTOPHER HODGSON



Whitstable

£475,000 Freehold



Whitstable

29 Downs Avenue, Whitstable, Kent, CT5 1RP

A significantly extended semi-detached house conveniently positioned just half a mile from Whitstable station and within a short walking distance of schools, bus routes, Whitstable's bustling town centre with its variety of independent shops and popular restaurants, the harbour and beach.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room opening to dining room, an extended kitchen/breakfast room, a family room and a cloakroom. The first floor comprises three double bedrooms and a single bedroom and a bathroom.

The generous rear garden extends to 73ft (22.8m) and offer distant views towards the sea and the Isle of Sheppey beyond. A large detached garage and driveway provide off street parking for a number of vehicles.



LOCATION

Downs Avenue is a popular residential location easily accessible to Whitstable town centre and railway station (0.5 miles distant). Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. 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) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements are:

GROUND FLOOR

- Entrance Hall

- Sitting Room 13'1" x 11'11" (3.99m x 3.63m)
- Dining Room 11'8" x 10'11" (3.55m x 3.34m)
- Family Room 11'0" x 10'5" (3.35m x 3.18m)
- Kitchen/Breakfast Room 19'10" x 9'0" (6.05m x 2.74m)

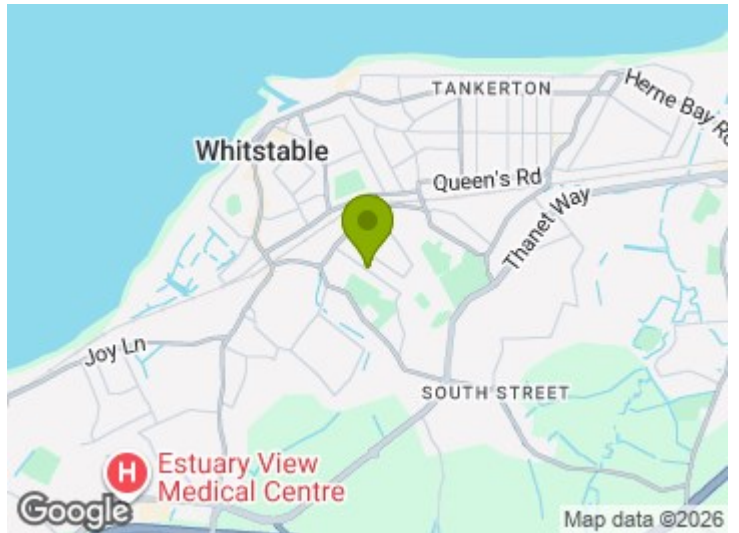
Cloakroom

FIRST FLOOR

- Bedroom 1 12'0" x 11'11" (3.66m x 3.63m)
- Bedroom 2 12'0" x 11'9" (3.66m x 3.58m)
- Bedroom 3 10'6" x 7'8" (3.20m x 2.34m)
- Bedroom 4 8'11" x 8'0" (2.73m x 2.45m)

OUTSIDE

- Garage 17'5" x 8'10" (5.31m x 2.69m)
- Garden 73'34" x 29'89" (22.25m x 8.84m)



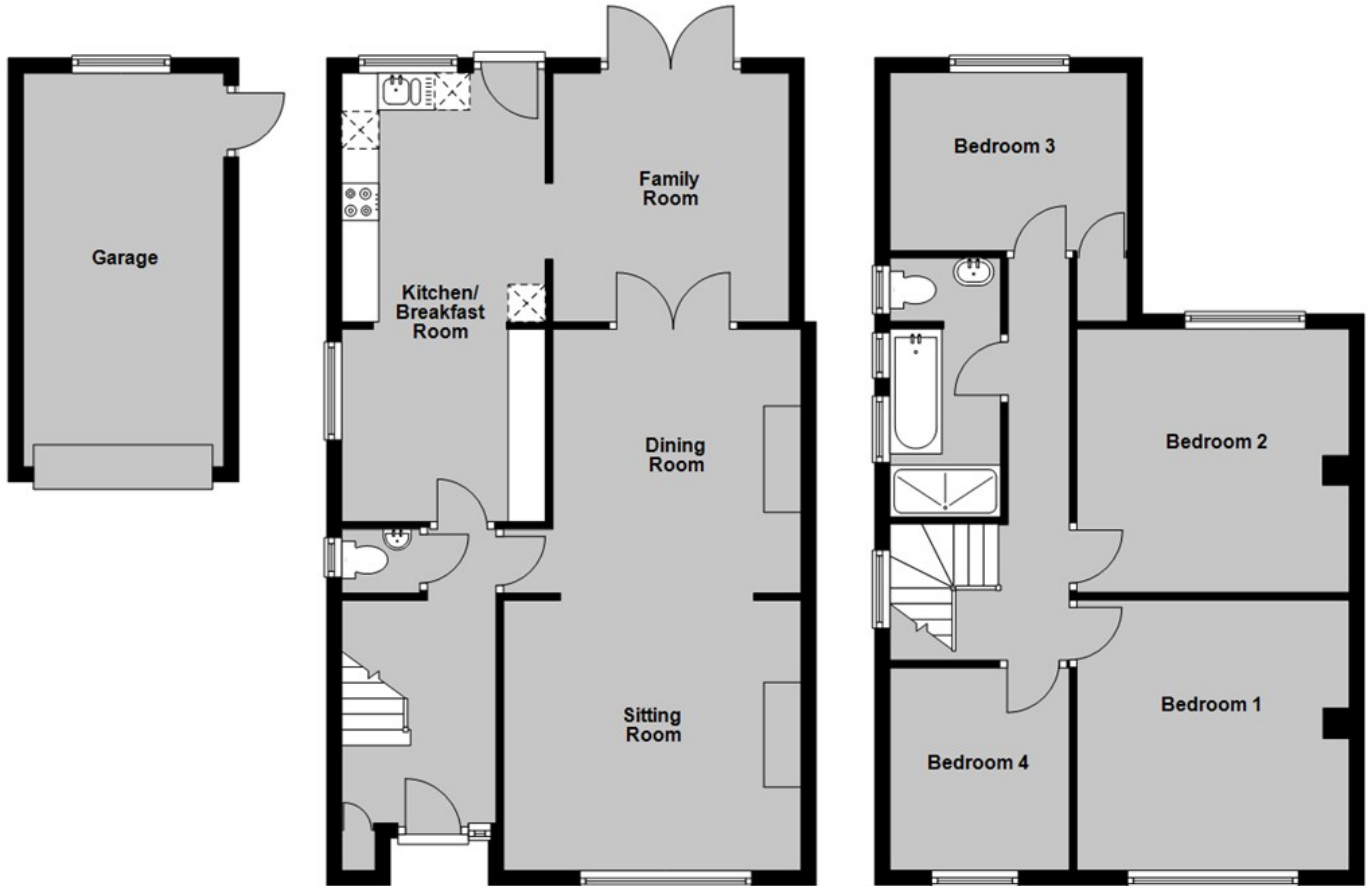


Ground Floor

Main area: approx. 64.7 sq. metres (696.1 sq. feet)
Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)

First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Main area: Approx. 120.8 sq. metres (1300.5 sq. feet)

Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)

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	Target
Very Energy Efficient (Green rating zone)	A		
Energy Efficient (Light Green rating zone)	B		
Decent (Yellow rating zone)	C		75
Needs Improvement (Orange rating zone)	D		65
Low Energy Efficient (Light Orange rating zone)	E		
Needs Improvement (Red rating zone)	F		
Very Low Energy Efficient (Dark Red rating zone)	G		

England & Wales
EPC Directive
2002/91/EC

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