



Whitstable

Swale View, 1A Grimthorpe Avenue, Whitstable, Kent, CT5 4QA

A contemporary new home enviably situated in an elevated position from where it commands panoramic views over Whitstable bay and towards the Isle of Sheppey beyond. This striking family home is within walking distance of the bustling town centre and station (1.1 miles) and is easily accessible to Whitstable's pebble beach, highly regarded schools, supermarkets and Estuary View medical centre.

The spacious accommodation has been finished to an exceptional standard throughout, and is flooded with natural light. The ground floor is arranged to provide an entrance hall with vaulted ceiling, a generous sitting room, kitchen/dining room with two sets of bi-folding doors opening to a natural stone terrace, a utility room and a cloakroom. To the first floor there are four bedrooms and two sleek and stylish bathrooms. Juliette balconies to the first and second bedrooms provide the perfect vantage point from which to enjoy Whitstable's famous sunsets.

An undercroft parking area and driveway provide off road parking for a number of vehicles. The property also benefits from a 10 year CRL warranty. No onward chain.

Location

Grimthorpe Avenue is a much sought after location in the popular seaside town of Whitstable, 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.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
13'1" x 13'3" (3.98m x 4.05m)
- **Kitchen/Dining Room**
21'3" x 17'1" (6.48m x 5.21m)
 - Quartz work surfaces
 - Integrated appliances consisting of;
 - Fridge/freezer
 - Electric double oven
 - Induction hob
 - Extractor unit
 - Wine cooler
 - Instant hot water tap
 - Central island with breakfast bar

- **Utility Room**

- **Cloakroom**

FIRST FLOOR

- **Master Bedroom**
15'4" x 11'3" (4.68m x 3.43m)
- **En-Suite Shower Room**
- **Bedroom 2**
15'4" x 9'8" (4.68m x 2.94m)
- **Bedroom 3**
12'10" x 10'8" (3.91m x 3.25m)
- **Bedroom 4/Study**
15'2" x 8'7" (4.62m x 2.62m)
- **Bathroom**

OUTSIDE

- **Rear Garden**
82'0" x 50'0" (24.99m x 15.24m)
at maximum points.
- **Undercroft Parking**
16'6" x 8'9" (5.03m x 2.67m)

Specification

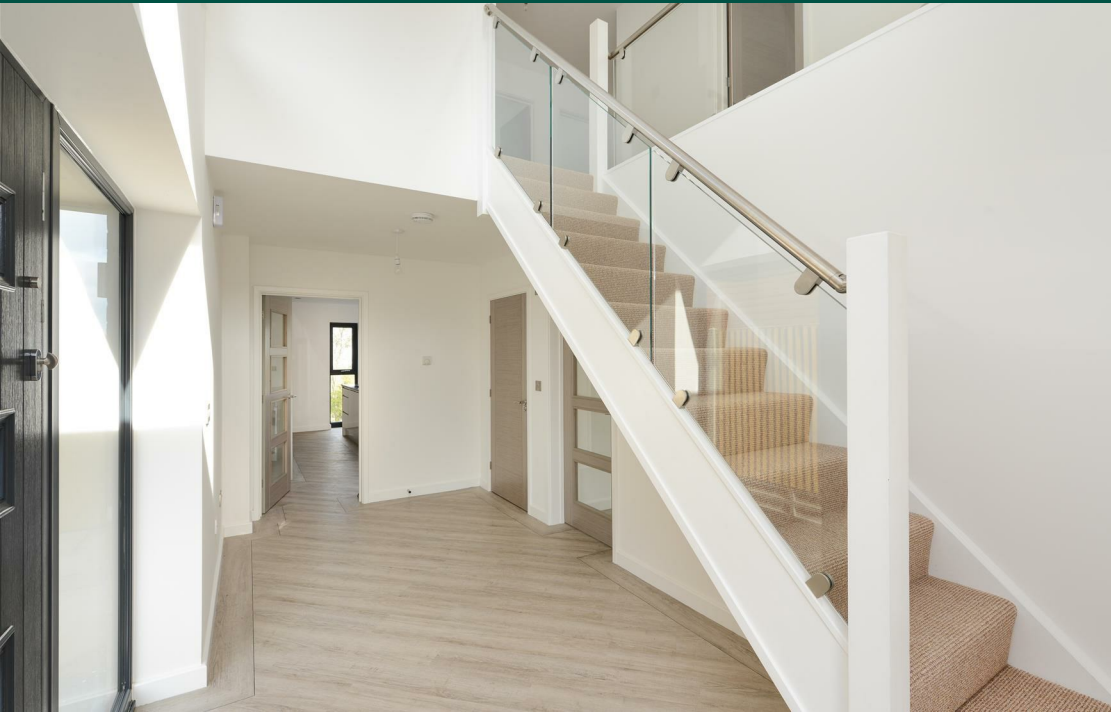
- Luxury vinyl tiled flooring with underfloor heating to the ground floor
- Grey powder coated aluminium double glazed windows and doors
- White sanitary ware to bathrooms with quality wall and floor tiles
- Quality carpets to bedrooms
- Gas fired boiler with pressurised Mega Flow system

Solar Heating

The property benefits from Photovoltaic solar panels that contributes towards the electricity supply.











Viewing

STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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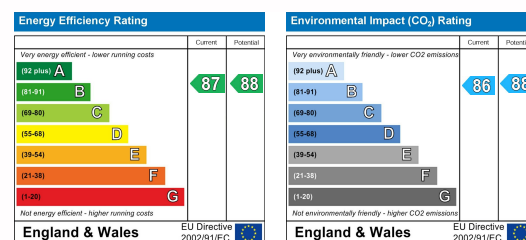
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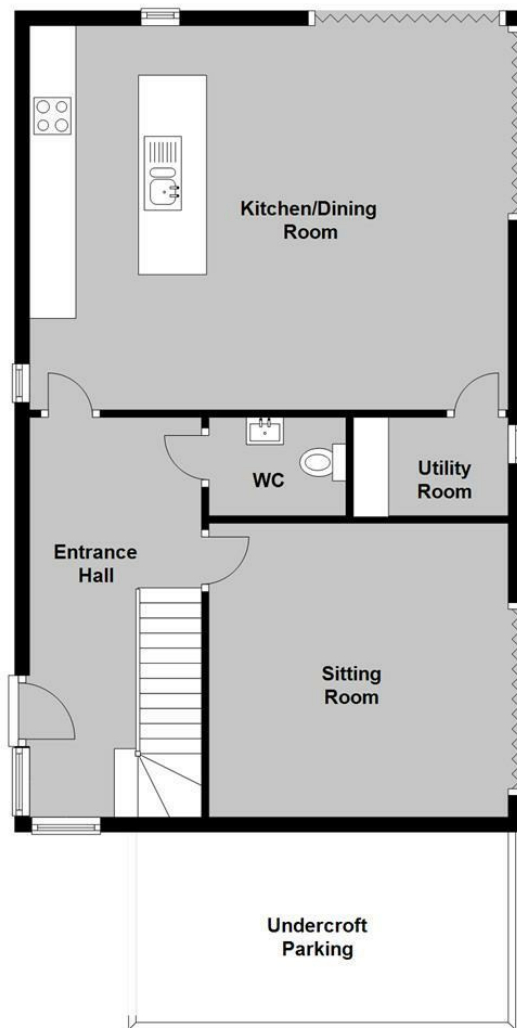
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Energy Performance Certificate



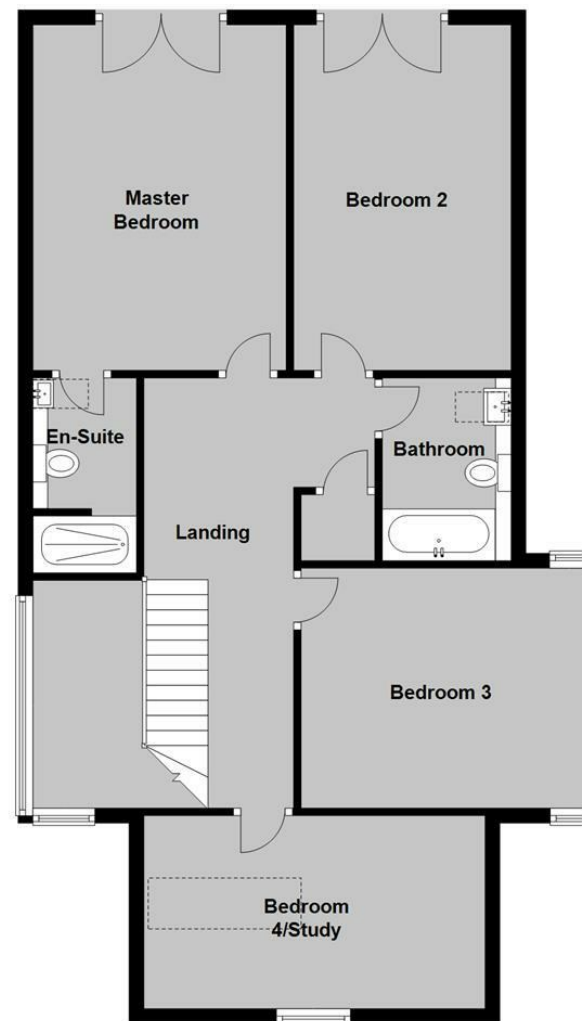
Ground Floor

Approx. 69.4 sq. metres (746.5 sq. feet)



First Floor

Approx. 84.5 sq. metres (909.6 sq. feet)



Total area: approx. 153.9 sq. metres (1656.1 sq. feet)

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