

2 Bed Detached In Whiting Avenue Greenhithe, Kent, DA9 9YW £100,800





## SHORT DESCRIPTION

Property Ref: 17026 Modern Two-Bedroom Detached Home with Car Port & EV Charging – Whiting Avenue, Greenhithe, Kent, DA9. Situated within a sought-after modern development in Greenhithe, this beautifully presented two-bedroom Detached home offers contemporary living with excellent transport links and local amenities nearby. Ideal for first-time buyers, professionals, or those looking to downsize, the property combines comfort, convenience, and energy-efficient features. The accommodation comprises a bright and spacious living room, enhanced by a charming Juliette balcony that allows an abundance of natural light to flood the space. The well-appointed kitchen offers practicality for everyday living, while two generously sized bedrooms provide comfortable accommodation. A modern family bathroom completes the internal layout. A standout feature of this home is the dedicated covered car port, located beneath the property, complete with a POD electric vehicle charging point and two additional power sockets—perfect for electric vehicle owners. Visitor parking is also available within the development (non-permitted). Although the property does not include a private garden, residents can enjoy the attractive surroundings of the development, which features a delightful communal park and a picturesque large pond. There are also several nearby parks and green open spaces, offering excellent opportunities for recreation and outdoor leisure. The home benefits from an efficient Therma heating system with individual thermostats located in the hallway and principal bedroom, allowing for enhanced comfort and energy management. All utilities are connected to mains services, and the property is currently served by Hyperoptic broadband, providing access to high-speed internet for home working, streaming, and gaming. Property Features: Modern two-bedroom detached home Bright and spacious living room with a Juliet balcony Contemporary family bathroom Dedicated covered carport POD electric vehicle charging point installed Two additional power sockets in the carport Energy-efficient Therma heating system with thermostats Main gas-free utilities connected Hyperoptic high-speed broadband available Attractive development with communal park and large pond Visitor parking available (non-permitted) Close to local parks, amenities, schools, and excellent transport links This stylish and well-maintained home presents an excellent opportunity to acquire a modern property in a desirable Greenhithe location, offering a perfect balance of convenience, comfort, and contemporary living. Property Type: Detached Full selling price: £315000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 32% Share price: £100800.00 Monthly rent based on 32% share: £516.06 Remaining lease (In Year): 123 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £892.20 Council tax band: D EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

1

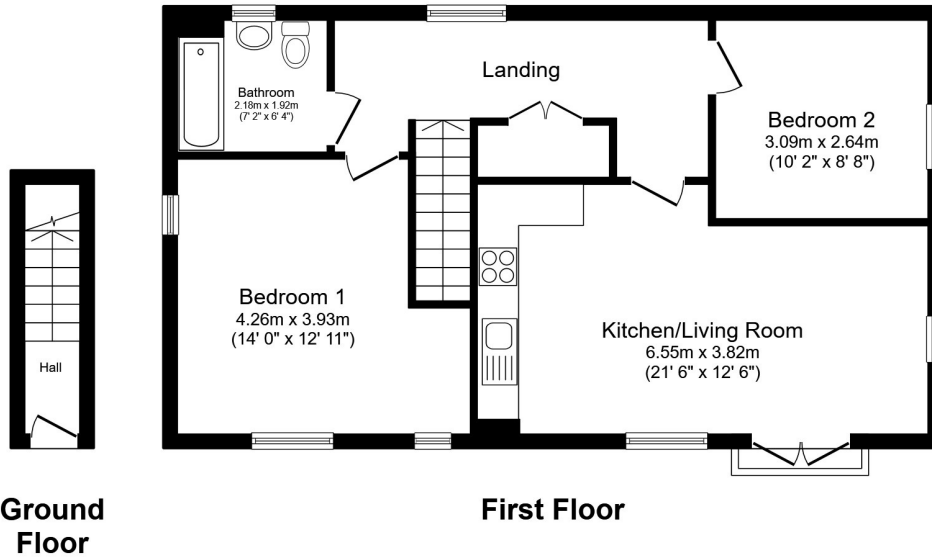
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 68.6 sq.m. (738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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