CHRISTOPHER HODGSON









Seasalter, Whitstable

£550,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Seasalter, Whitstable

4 Florence Avenue, Seasalter, Whitstable, Kent, CT5 4EP

A spacious and smartly presented family home in a much sought after location just off Joy Lane, within close proximity to the beach and within walking distance of the town centre, highly regarded schools and Whitstable station (1.4 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room open-plan to a dining room, a kitchen, conservatory and a cloakroom. Away from the main living space there is a guest bedroom with en-suite shower room and a utility room. The first floor comprises four double bedrooms, and a contemporary bathroom.

There is considerable scope to remodel and extend the living accommodation (subject to obtaining all necessary consents and approvals).

The South West facing rear garden extends to 63ft (19m), and a driveway to the front of the house provides off street parking for a number of vehicles. No onward chain.







LOCATION
Florence Avenue is in a desirable location on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch 5'11" x 2'8" (1.80m x 0.81m)
- Entrance Hall 12'4" x 5'11" (3.76m x 1.80m)
- Sitting Room 13'4" x 11'10" (4.06m x 3.61m)
- Dining Room 11'10" x 10'11" (3.61m x 3.33m)
- Kitchen 15'6" x 10'11" (4.72m x 3.33m)
- Conservatory 13'10" x 6' (4.22m x 1.83m)
- Utility Area 10'6" x 6'0" (3.20m x 1.83m)
- Cloakroom 6' x 2'8" (1.83m x 0.81m)
- Bedroom 5 15'5" x 9'1" (4.69m x 2.76m)
- En-Suite Shower Room 5'8" x 4'9" (1.73m x 1.45m)

FIRST FLOOR

- Bedroom 1 12'2" x 11'5" (3.71m x 3.48m)
- Bedroom 2 12'0" x 8'11" (3.65m x 2.73m)
- Bedroom 3 11'0" x 9'3" (3.35m x 2.81m)
- Bedroom 4 10'6" x 8'11" (3.21m x 2.73m)
- Bathroom 8'10" x 7'6" (2.69m x 2.29m)

OUTSIDE

- Garden 63' x 40' (19.20m x 12.19m)









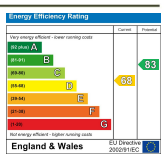

Whitstable
Joy Ln
Faversham Rd
Seasalter
Estuary View
Medical Centre
Thanet Way
CLAPHAM HILL
Google
Map data ©2026 Google



Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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