CHRISTOPHER HODGSON









Swalecliffe, Whitstable

£300,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Swalecliffe, Whitstable

49 St. Augustines Crescent, Swalecliffe, Whitstable, Kent, CT5 2NW

A spacious and smartly presented semi-detached family home situated in a sought-after Swalecliffe location, conveniently positioned for access to highly regarded schools, local shops, the seafront, bus routes and Chestfield & Swalecliffe mainline railway station (0.4 miles).

The bright and well-proportioned accommodation extends to approximately 1,163 sq ft (108 sq m) and is arranged over three floors. The ground floor comprises a living room with wood-burning stove and a contemporary kitchen opening to a conservatory.

To the first floor are two double bedrooms, a dressing room and family bathroom, whilst the second floor is occupied by a further double bedroom with useful eaves storage.

Outside, the rear garden is a particularly attractive feature of the property, extending to approximately 63ft (19m) and incorporating a decked seating area. A driveway to the front provides off-street parking for several vehicles.







LOCATION
St Augustines Crescent is a sought-after residential location in Swalecliffe, conveniently situated for access to local shops, highly regarded schools, the seafront, bus routes and Chestfield & Swalecliffe mainline railway station, which is approximately 0.4 miles distant. Swalecliffe is ideally positioned for access to both Tankerton and Whitstable, with Whitstable offering an excellent range of independent shops, cafés and highly regarded restaurants, together with its working harbour, seafront and leisure facilities. The A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Living Room 18'6" x 12'9" (5.64m x 3.89m)

• Kitchen 18'6" x 9'4" (5.64m x 2.84m)

• Conservatory 9'3" x 9'1" (2.82m x 2.77m)

FIRST FLOOR

• Bedroom 1 12'9" x 12'8" (3.89m x 3.86m)

• Dressing Room

• Bedroom 3 12'8" x 10'9" (3.86m x 3.28m)

• Bathroom

SECOND FLOOR

• Bedroom 2 17'5" x 12'4" (5.31m x 3.76m)

OUTSIDE

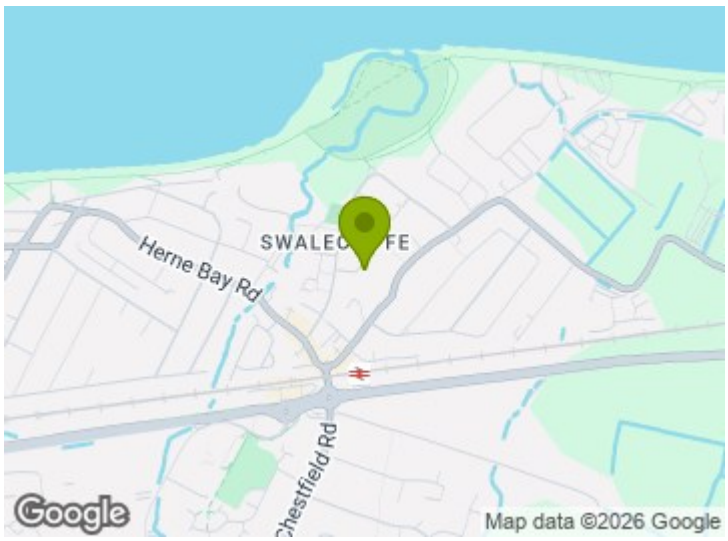
• Garden 63' x 23' (19.20m x 7.01m)







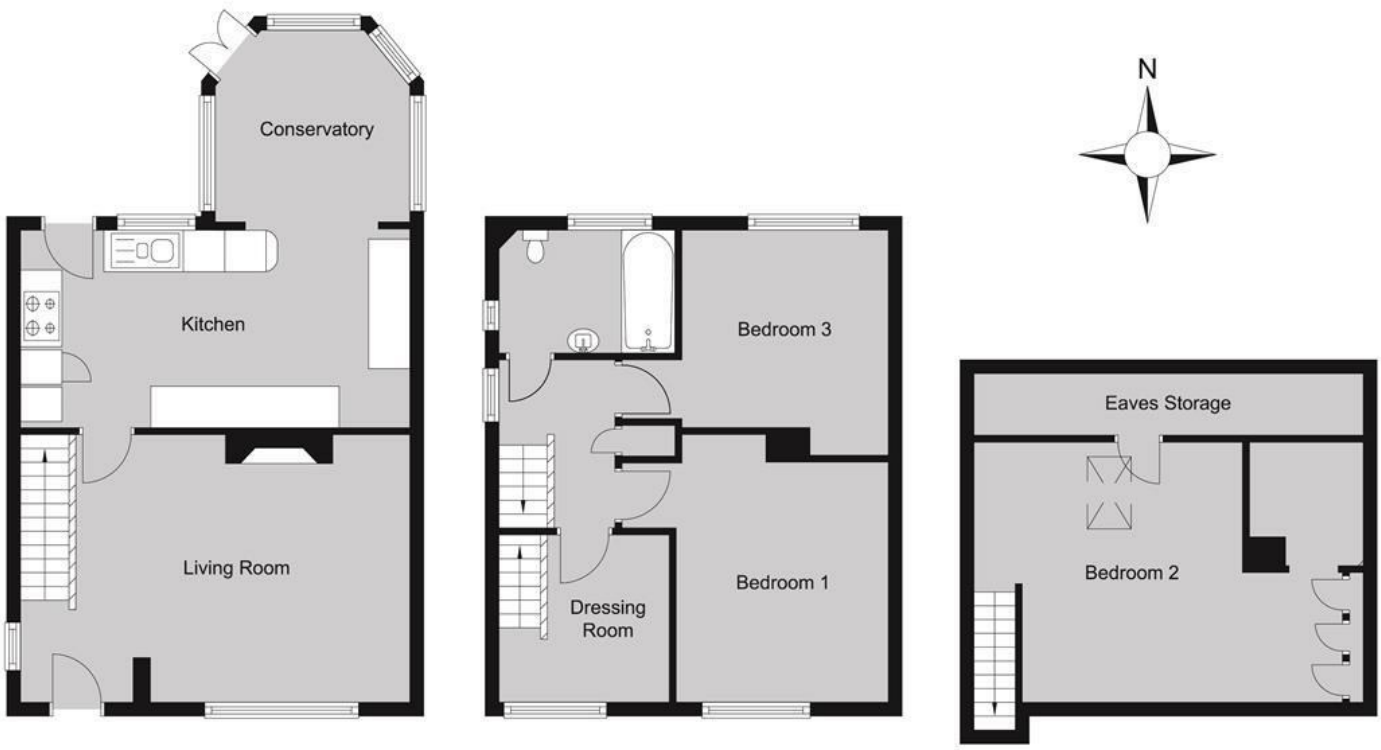



Herne Bay Rd
Chestfield Rd
Google
Map data ©2026 Google

Ground Floor
Main area: approx. 46.2 sq. metres (497.2 sq. feet)

First Floor
Main area: approx. 38.6 sq. metres (415.4 sq. feet)

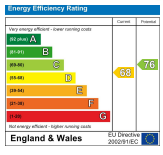
Second Floor
Main area: approx. 23.2 sq. metres (249.7 sq. feet)



Main area: Approx. 108.0 sq. metres (1162.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK