

CHRISTOPHER HODGSON



**Whitstable**

**£650,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



---

# Whitstable

## *1 The Orchard, Saddleton Road, Whitstable, Kent, CT5 4LD*

A detached family home tucked away on a private no-through road, ideally placed for Whitstable's town centre (0.7 miles), seafront and mainline station (0.9 miles). Whitstable's bustling High Street, boutique shops and independent restaurants, seafront and bus routes are all easily accessible.

The spacious and versatile accommodation comprises an entrance porch and hall, a generous sitting room with sliding patio doors to the garden, a dining room opening to the kitchen, a utility room, a study and a cloakroom. To the first floor there are four bedrooms and two bathrooms,

including an en-suite shower room to the principal bedroom. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

The secluded south-facing garden is a particularly attractive feature, extending to 77ft (23m) and incorporating a patio area and mature planting. A driveway provides access to an attached single garage and a detached double garage, together with off-street parking.



### LOCATION

Saddleton Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 15'2" x 12'10" (4.62m x 3.91m)

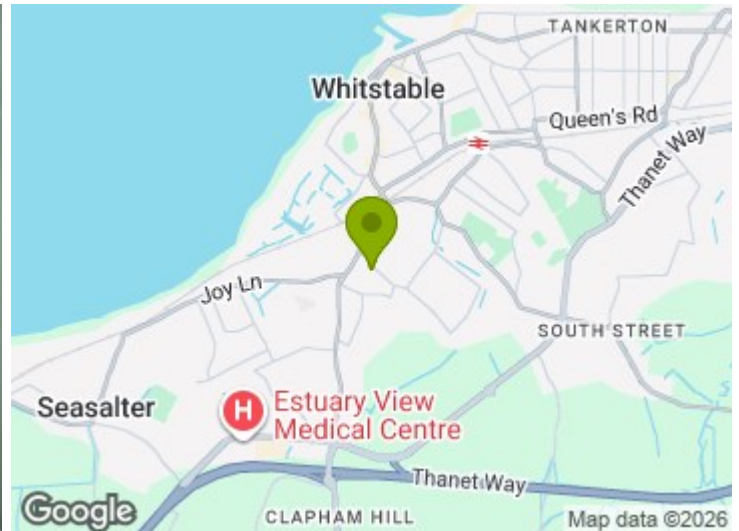
- Dining Room 12'10" x 8'9" (3.91m x 2.66m)
- Kitchen 11'1" x 7'10" (3.38m x 2.39m)
- Utility Room 7'5" x 7'0" (2.26m x 2.13m)
- Study 7'10" x 6'10" (2.38m x 2.08m)
- Cloakroom

#### FIRST FLOOR

- Bedroom 1 12'2" x 9'11" (3.71m x 3.02m)
- En-Suite Shower Room
- Bedroom 2 9'11" x 9'10" (3.02m x 2.99m)
- Bedroom 3 10'0" x 7'10" (3.05m x 2.39m)
- Bedroom 4 7'6" x 7'5" (2.29m x 2.26m)
- Bathroom

#### OUTSIDE

- Garden 77' x 48'9" (23.47m x 14.86m)
- Single Garage 17'5" x 11'11" (5.31m x 3.63m)



• Double Garage 23'1" x 14'3" (7.04m x 4.34m)

#### SOLAR ENERGY

The property also benefits from photovoltaic solar panels which contribute towards the electricity supply and help to reduce running costs.





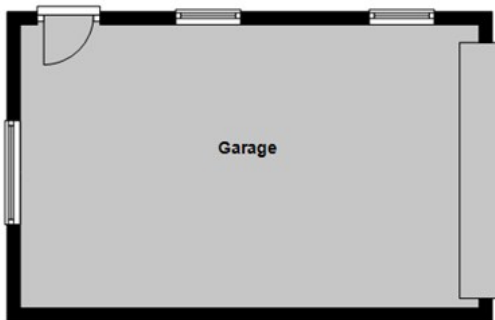
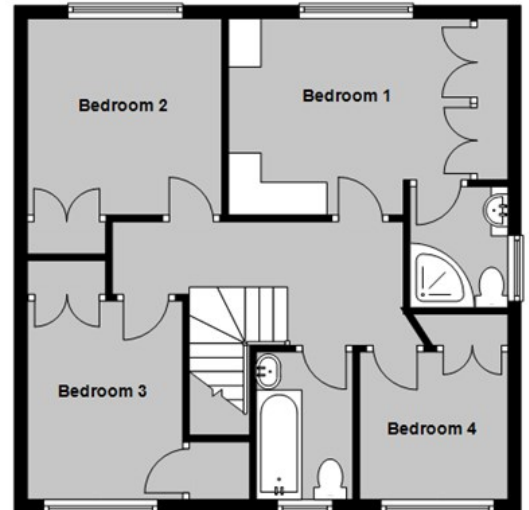
### Ground Floor

Main area: approx. 61.4 sq. metres (660.9 sq. feet)  
Plus garages, approx. 47.2 sq. metres (508.5 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Main area: Approx. 115.9 sq. metres (1247.4 sq. feet)  
Plus garages, approx. 47.2 sq. metres (508.5 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.**

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

| Energy Efficiency Rating   |    | Current | Potential |
|----------------------------|----|---------|-----------|
| Very energy efficient (A+) | A+ |         |           |
| Energy efficient (A)       | A  |         |           |
| Decent (B)                 | B  |         |           |
| Below average (C)          | C  |         |           |
| Below average (D)          | D  |         |           |
| Below average (E)          | E  |         |           |
| Below average (F)          | F  |         |           |
| Below average (G)          | G  |         |           |
| Energy efficient (A+)      |    | 63      | 79        |
| England & Wales            |    |         |           |

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

