CHRISTOPHER HODGSON

Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

55 Borstal Hill, Whitstable, Kent, CT5 4NU

A significantly extended detached bungalow ideally situated within walking distance of Whitstable's bustling town centre and station (0.9 miles) and easily accessible to the seafront, supermarkets, and Estuary View medical centre.

The property is set back from the road and provides beautifully presented accommodation, arranged on the ground floor to provide a generous split-level sitting room with sliding doors opening to the garden, a contemporary kitchen/dining room, three generous bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The thoughtfully landscaped garden extends to 51ft (15.6m), incorporating a raised patio area, a garden shed and a lawn with shrub borders. A gated driveway provides access to the attached garage, workshop, and off street parking for several vehicles. The property also benefits from further off street parking to the rear of the garden, accessed via Borstal Avenue. No onward chain.

LOCATION
Borstal Hill is a much sought after location in the popular seaside town of Whitstable, within easy access of Duncan Downs and 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

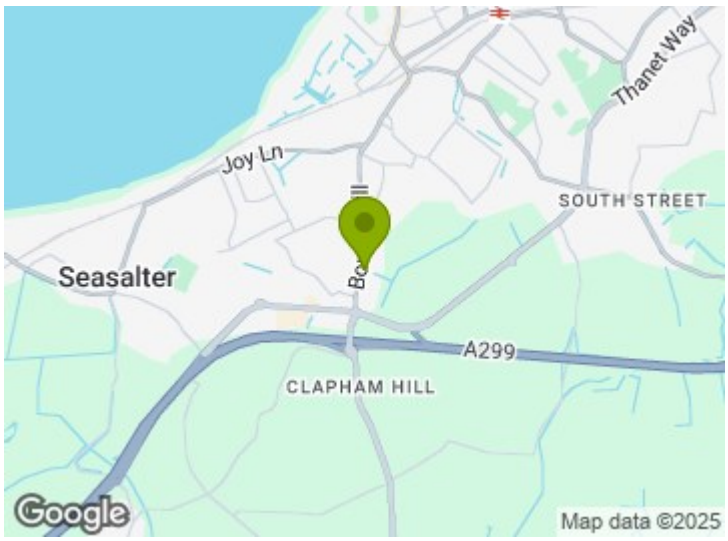
ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 25'9" x 14'9" (7.85m x 4.50m)
- Kitchen/Dining Room 13'11" x 13'7" (4.24m x 4.14m)
- Bedroom 1 13'8" x 11'3" (4.17m x 3.43m)
- En-Suite Shower Room
- Bedroom 2 14'1" x 12'1" (4.30m x 3.68m)
- Bedroom 3 10'3" x 8'10" (3.12m x 2.69m)
- Bathroom

OUTSIDE

- Rear Garden 51'2" x 31'5" (15.60m x 9.58m)
- Front Garden 49'5" x 45' (15.06m x 13.72m)
- Garage 14'1" x 9'4" (4.29m x 2.84m)
- Workshop 15'1" x 9'10" (4.60m x 3.00m)


Thanet Way
Joy Ln
SOUTH STREET
Seasalter
A299
CLAPHAM HILL
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Ground Floor

Main area: approx. 115.9 sq. metres (1247.6 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.7 sq. feet)
Plus workshop, approx. 13.8 sq. metres (148.5 sq. feet)

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

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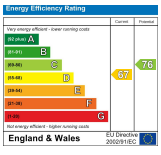

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