

CHRISTOPHER HODGSON



Whitstable
£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

10 Oakwood Drive, Whitstable, Kent, CT5 1NY

An exceptionally spacious detached bungalow ideally situated in a quiet cul-de-sac, conveniently positioned for access to both Whitstable and Tankerton, the seafront, supermarkets, bus routes, and less than a mile from Whitstable mainline station.

The generously proportioned accommodation extends to 1394 sq ft (129 sq m), would now benefit from a programme of updating and improvement throughout and is arranged on the ground floor to provide an entrance porch,

entrance hall, a large sitting room open-plan to a dining room, a kitchen, conservatory, three double bedrooms, and two shower rooms.

The rear garden extends to 40ft (12m). A driveway to the front of the property provides an area of off street parking and access to a detached garage. No onward chain.



LOCATION

Oakwood Drive is a highly sought after location conveniently situated for access to local schools, shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable offering fast and frequent services to London (Victoria 80 minutes). 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 linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

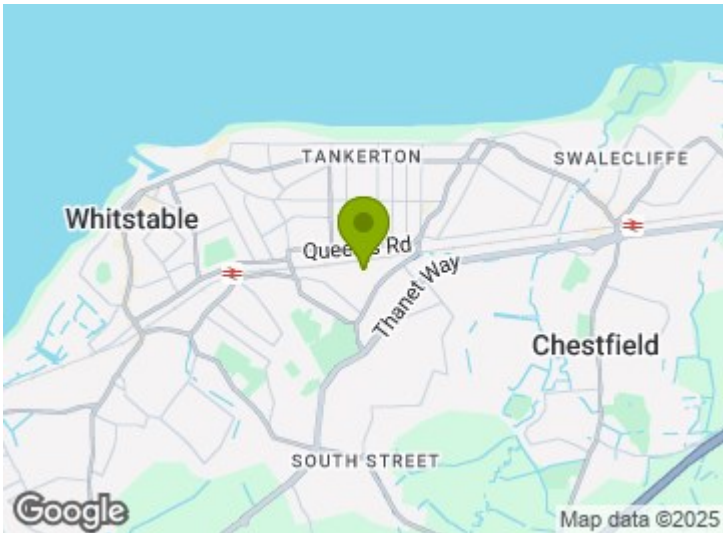
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 19'6" x 12'6" (5.95m x 3.80m)
- Dining Room 16'7" x 10'3" (5.05m x 3.13m)
- Kitchen 12'7" x 10'11" (3.84m x 3.33m)
- Conservatory 13'1" x 9'4" (3.99m x 2.84m)
- Bedroom 1 12'10" x 12'0" (3.91m x 3.66m)
- Bedroom 2 12'2" x 11'0" (3.70m x 3.36m)
- Bedroom 3 11'0" x 9'0" (3.35m x 2.74m)
- Shower Room
- Shower Room

OUTSIDE

- Garden 40'9" x 19'9" (12.42m x 6.02m)
- Garage 15'11" x 8'6" (4.85m x 2.59m)





Main area: Approx. 129.5 sq. metres (1394.2 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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 - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency	G		
England & Wales		82	82

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

