

CHRISTOPHER HODGSON



Whitstable

£385,000 Freehold



Whitstable

8 Birch Road, Whitstable, Kent, CT5 3JA

A spacious detached bungalow occupying a generous plot set on the peaceful outskirts of Whitstable. The property is within close proximity of amenities and easily accessible to the bustling town centre, seafront and station (1.1 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, a sitting room with sliding patio doors opening to a conservatory, a kitchen, three generous bedrooms, and a shower room. The property offers considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained).

The west facing gardens are a particularly attractive feature of the property and extend to 152ft (46m), incorporating a patio area and a garden shed. A driveway to the front of the property provides an area of off-street parking and access to an attached garage. No onward chain.



LOCATION

Birch Road is a desirable location conveniently positioned for access to Whitstable and Tankerton, and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching 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 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

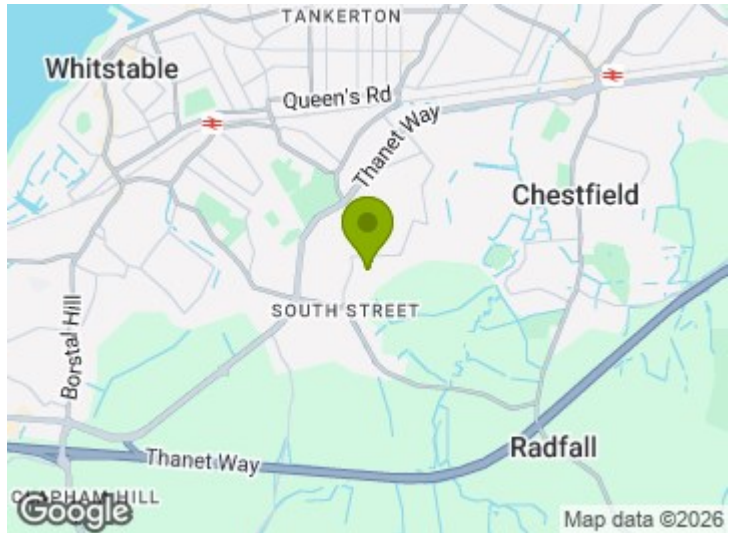
GROUND FLOOR

- Entrance Hall

- Kitchen 12'8" x 8'10" (3.86m x 2.70m)
- Sitting Room 11'11" x 11'6" (3.62m x 3.50m)
- Conservatory 13'11" x 9'8" (4.25m x 2.94m)
- Bedroom 1 15'1" x 12'0" (4.60m x 3.67m)
- Bedroom 2 15'1" x 9'6" (4.61m x 2.89m)
- Bedroom 3 8'11" x 8'8" (2.72m x 2.64m)
- Bathroom

OUTSIDE

- Garden 152' x 37' (46.33m x 11.28m)
- Garage 16'11" x 8'10" (5.15m x 2.70m)





Ground Floor

Main area: approx. 89.5 sq. metres (963.6 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.6 sq. feet)



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

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating zone	A		
75-100 Energy efficient Green rating zone	B		
50-75 Energy efficient Amber rating zone	C		76
25-50 Energy efficient Amber rating zone	D	64	
10-25 Energy efficient Red rating zone	E		
1-10 Energy inefficient Red rating zone	F		
0 Energy inefficient Red rating zone	G		

England & Wales
EPC Director
2023/01/02

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