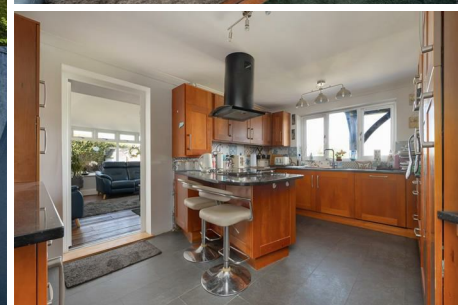


CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£675,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

75 Kite Farm, Swalecliffe, Whitstable, Kent, CT5 2PB

An significantly extended and beautifully presented family home, enjoying a peaceful position and situated in a desirable location within close proximity of the seafront, shops and amenities, supermarkets, bus routes, and short walking distance of Chestfield & Swalecliffe mainline station (0.7 miles).

The bright and spacious accommodation is arranged to provide a generous reception hall, a living/dining room with bi-folding doors leading to the garden, a contemporary kitchen/breakfast room with a range of integrated appliances, a sitting room, three double bedrooms, and a bathroom.

To the first floor, there are a further two double bedrooms, both with en-suite bathrooms, and a balcony which is accessed from the principal bedroom providing a perfect vantage point to enjoy the views of the sea and Whitstable's famous sunsets.

The rear garden is a particularly attractive feature of the property and extends to 96ft (29m), incorporating a natural stone terrace, a raised decked seating area, and a garden studio which would suit a variety of uses. A block-paved driveway provides access to the integral garage with a utility area, and ample off-street parking. A footpath adjacent to the property provide access to Swalecliffe beach.



LOCATION

Kite Farm is situated in Swalecliffe, where a selection of local shops, railway station and regular bus routes to Whitstable, Herne Bay and Canterbury can be found. The town centre of Whitstable is approximately three miles distant where a range of shops, schools and leisure facilities can be found. Mainline rail services at Chestfield and Whitstable stations offer frequent services to London (Victoria approximately 1hr 20mins) and the A299 is accessible offering access to the A2 and M2 that link to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'10" x 11'1" (5.14m x 3.38m)
- Kitchen/Breakfast Room 14'9" x 10'10" (4.50m x 3.31m)
- Living/Dining Room 19'7" x 13'5" (5.97m x 4.09m)
- Bedroom 3 12'4" x 11'10" (3.78m x 3.63m)
- Bedroom 4 10'8" x 9'1" (3.26m x 2.79m)

- Bedroom 5 9'3" x 8'2" (2.82m x 2.51m)

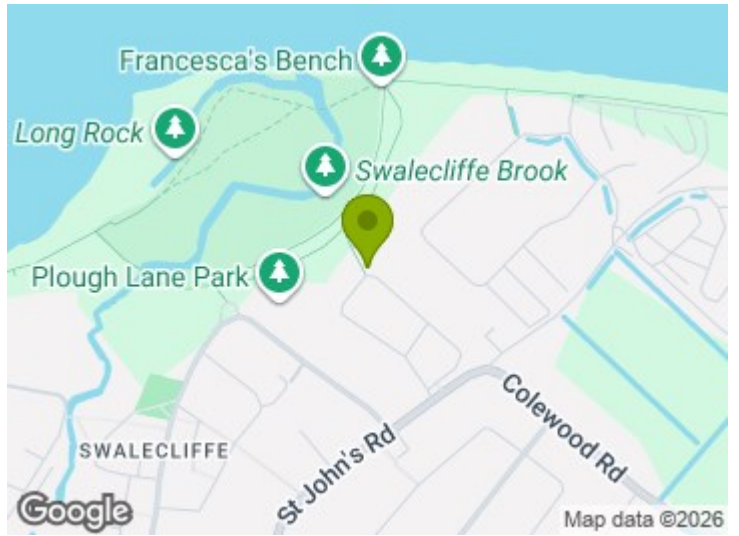
- Shower Room

FIRST FLOOR

- Bedroom 1 15'11" x 13'5" (4.86m x 4.09m)
- Balcony 11'5" x 6'9" (3.48m x 2.06m)
- En-Suite Bathroom
- Bedroom 2 14'9" x 13'5" (4.51m x 4.11m)
- En-Suite Shower Room

OUTSIDE

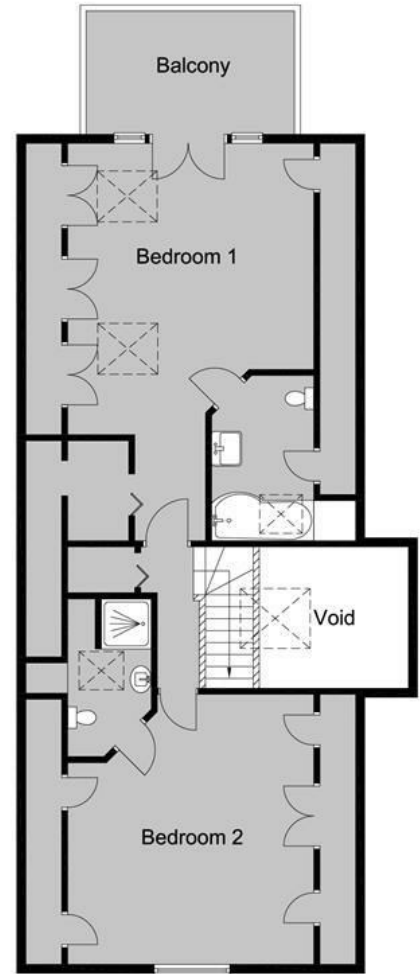
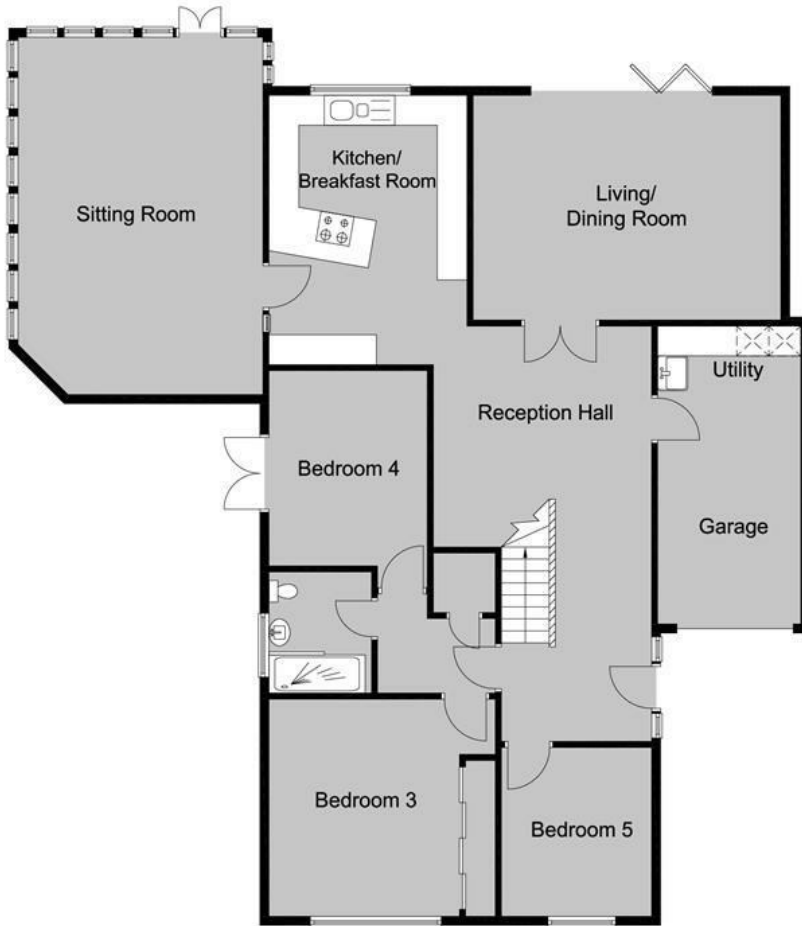
- Garden 96' x 65' (29.26m x 19.81m)
- Garden Studio 12'3" x 9'2" (3.73m x 2.79m)
- Integral Garage 16'4" x 7'10" (4.98m x 2.39m)
- Utility Area



Ground Floor
Main area: approx. 85.0 sq. metres (914.9 sq. feet)



First Floor
Main area: approx. 60.0 sq. metres (645.8 sq. feet)



Main area: Approx. 145.0 sq. metres (1560.7 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 Rating: A	Potential Rating: B
Energy Efficiency Score: 74 (out of 100)	
Energy Efficiency Band: A	
Energy Efficiency Band: B	
Energy Efficiency Band: C	
Energy Efficiency Band: D	
Energy Efficiency Band: E	
Energy Efficiency Band: F	
Energy Efficiency Band: G	
England & Wales	

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

