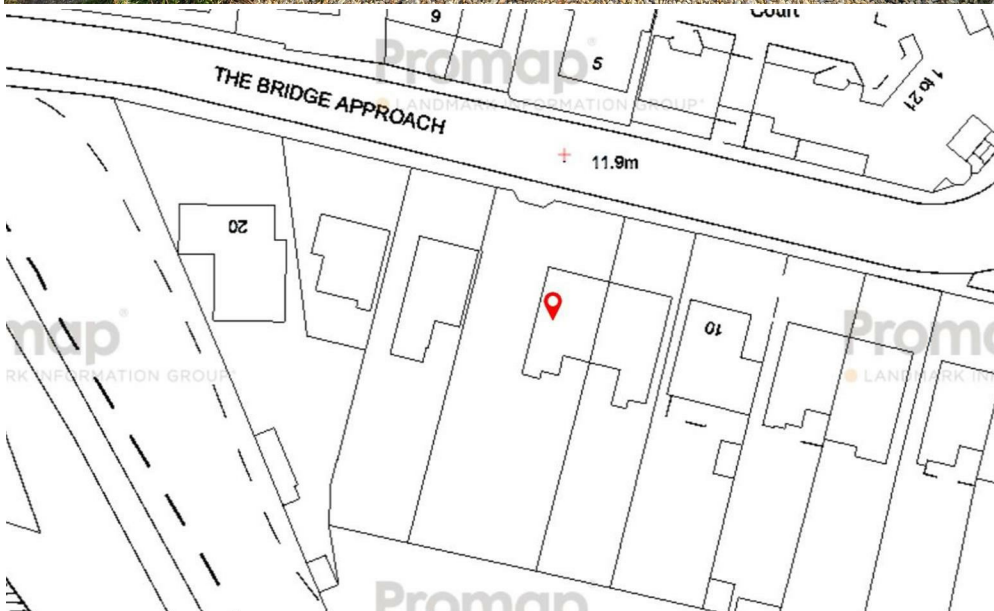


CHRISTOPHER HODGSON



Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

14 The Bridge Approach, Whitstable, Kent, CT5 1RA

An exceptional opportunity to acquire a semi-detached bungalow occupying an unusually generous plot, offering significant development potential with approved planning permission for an additional detached dwelling. The property is ideally located moments from Whitstable station, Tankerton Slopes, and the seafront (0.7 miles), as well as Whitstable's vibrant High Street, which offers an array of independent shops and highly regarded restaurants.

Planning permission has been granted (subject to conditions) under reference CA/24/02073 for the construction of an additional two-bedroom detached bungalow to the side of the plot.

The existing bungalow is arranged to provide an entrance hall, a bright and spacious living room, a kitchen, three bedrooms and a bathroom. Beyond the approved scheme, there is further scope for extension or reconfiguration (subject to all necessary consents and approvals).

Outside, the extensive south-facing garden extends to 72ft (22m), and a driveway provides off-street parking.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000 or www.canterbury.gov.uk/planning.



LOCATION

The Bridge Approach is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

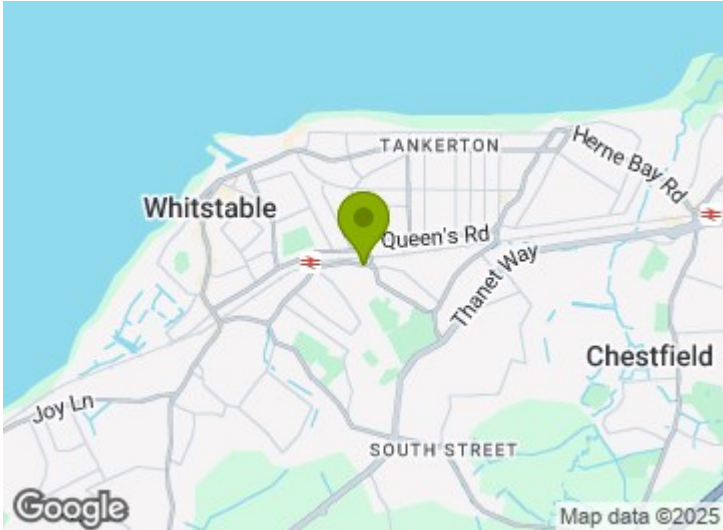
GROUND FLOOR

- Entrance Hall
- Living Room 15'6" x 11'6" (4.72m x 3.50m)
- Kitchen 11'0" x 10'5" (3.35m x 3.18m)
- Bedroom 1 13'6" x 11'4" (4.11m x 3.46m)

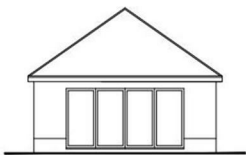
- Bedroom 2 10'11" x 9'3" (3.33m x 2.82m)
- Bedroom 3 7'6" x 7'0" (2.29m x 2.13m)
- Bathroom

OUTSIDE

- Garden 72' (21.95m)



Front elevation



Rear elevation



Floorplan





Ground Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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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		
Least energy efficient - very high running costs	G		
England & Wales		77	80
Energy Efficiency Rating		77	80
England & Wales		77	80

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

