CHRISTOPHER HODGSON

Whitstable

£575,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

32 Hillside Road, Whitstable, Kent, CT5 3EX

A beautifully presented detached house conveniently situated in a desirable location accessible to both Tankerton and Whitstable, supermarkets, highly regarded schools, the seafront, bus routes and Whitstable station (1 mile).

This spacious family home provides generous and well-proportioned accommodation arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room, garden room, utility room and a cloakroom. To the first floor there are four bedrooms and three bathrooms (including two en-suite shower rooms).

The beautifully tended rear garden is a particularly attractive feature of the property and incorporates a decked terrace spanning the width of the house, several seating areas and a summerhouse. An integral garage and generous driveway provide off street parking for a number of vehicles.

Location
Hillside Road is a sought after residential location and is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

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

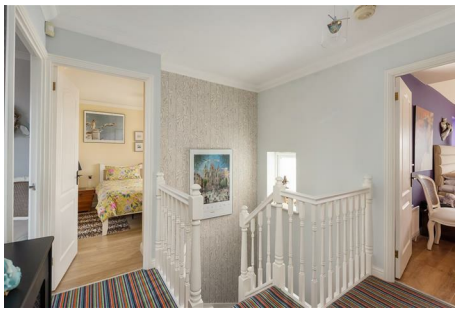
GROUND FLOOR

- Entrance Hall
- Sitting Room 12'9" x 12'8" (3.89m x 3.86m)
- Kitchen/Dining Room 18'5" x 11'10" (5.61m x 3.61m)
- Garden Room 15'9" x 8'8" (4.80m x 2.64m)
- Utility Room 6'8" x 5'3" (2.03m x 1.60m)
- Cloakroom 6'8" x 3'4" (2.03m x 1.02m)
- Integral Garage 16'5" x 9'1" (5.00m x 2.77m)

FIRST FLOOR

- Bedroom 1 18'4" x 12'10" (5.60m x 3.90m)
- En-Suite Shower Room 7'1" x 6'6" (2.16m x 1.98m)
- Bedroom 2 9'5" x 9'3" (2.88m x 2.83m)
- En-Suite Shower Room 7' x 4'10" (2.13m x 1.47m)
- Bedroom 3 9'11" x 9'2" (3.01m x 2.80m)
- Bedroom 4 9'2" x 7'5" (2.79m x 2.26m)
- Bathroom 8'4" x 6'7" (2.54m x 2.01m)

OUTSIDE



• Garden 36' x 35' (10.97m x 10.67m)

Video Tour
Please view the video tour for this property, and contact us to discuss arranging a viewing.

Total area: approx. 141.7 sq. metres (1525.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73.

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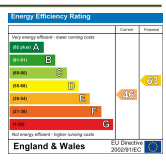

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Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK