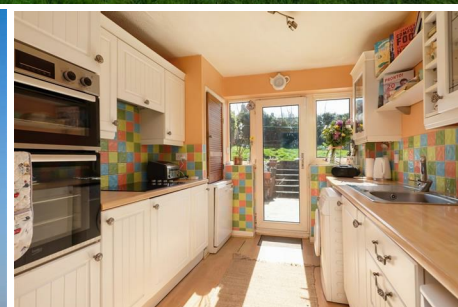


CHRISTOPHER HODGSON



**Whitstable**

**£385,000** Freehold



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# Whitstable

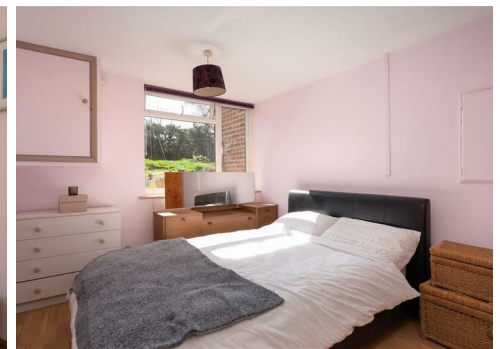
## *31 Sandpiper Road, Whitstable, Kent, CT5 4DP*

A smartly presented semi-detached house in a highly desirable location, within close proximity of the beach and easily accessible to Whitstable's bustling town centre with its array of highly regarded restaurants and independent shops. Whitstable mainline station is 1.5 miles distant.

The generously proportioned accommodation is arranged to provide an entrance hall, a dual aspect open-plan sitting/dining room, a kitchen, four bedrooms, two with views towards the sea, a smartly fitted bathroom, and a cloakroom. The integral garage has been thoughtfully converted to create a double bedroom overlooking the

rear garden, and a storage area, maintaining its appearance from the front.

Outside, the rear garden enjoys a South Easterly aspect and extends to 63ft (19.2m). A driveway provides an area of off street parking. No onward chain.



### LOCATION

Sandpiper Road is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (approximately 1.5 miles distant) offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 24'11" x 10'4" (7.60m x 3.16m)
- Kitchen 12'2" x 8'4" (3.70m x 2.55m)
- Bedroom 1 13'11" x 9'3" (4.23m x 2.82m)

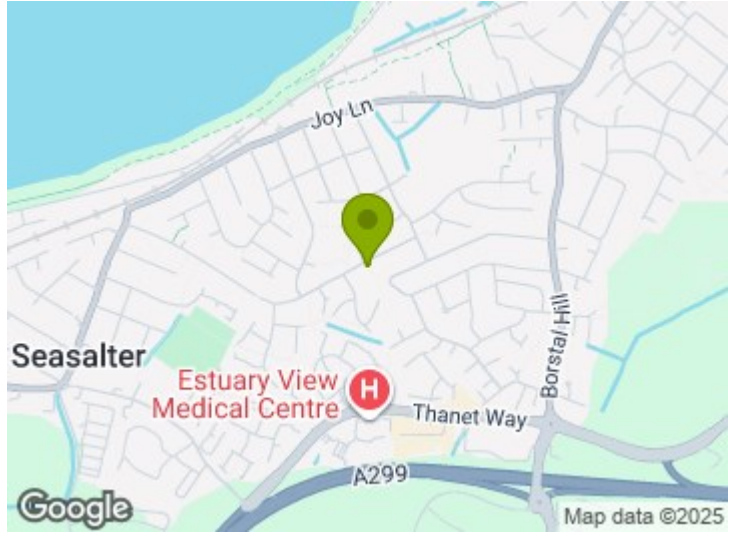
- Cloakroom

#### FIRST FLOOR

- Bedroom 2 12'9" x 10'4" (3.88m x 3.16m)
- Bedroom 3 12'1" x 10'4" (3.68m x 3.16m)
- Bedroom 4 9'9" x 7'7" (2.96m x 2.30m)
- Bathroom

#### OUTSIDE

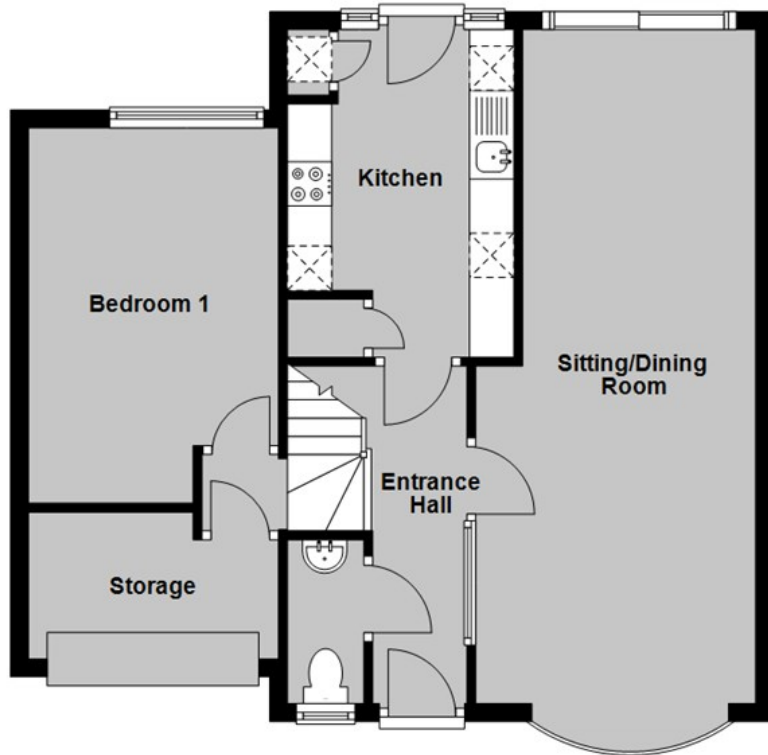
- Garden 63' x 30' (19.20m x 9.14m)
- Storage





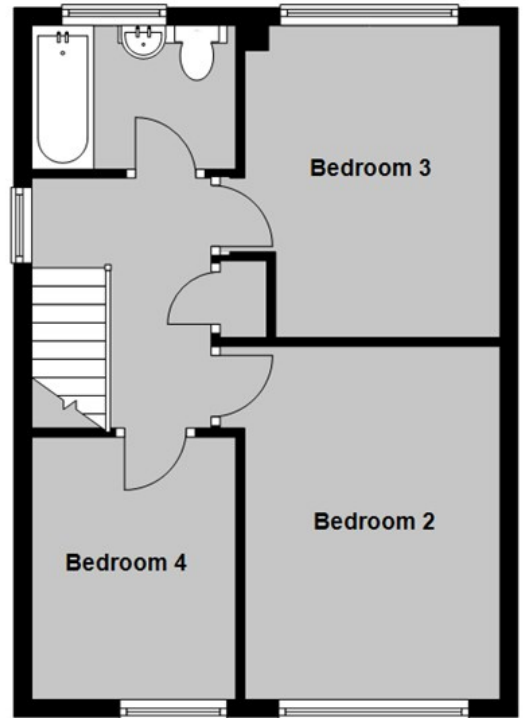
### Ground Floor

Main area: approx. 53.1 sq. metres (571.5 sq. feet)  
Plus storage, approx. 4.4 sq. metres (47.0 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Main area: Approx. 92.7 sq. metres (997.6 sq. feet)  
Plus storage, approx. 4.4 sq. metres (47.0 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	Target
Very Energy Efficient (Green rating zone)	A		
Energy Efficient (Light Green rating zone)	B		
Decent (Yellow rating zone)	C		
Needs Improvement (Orange rating zone)	D		
Some Improvements Needed (Red rating zone)	E		
Major Improvements Needed (Dark Red rating zone)	F		
Urgent Improvements Needed (Red-Black rating zone)	G		

Energy Efficiency Rating: **B** (Current), **B+** (Target)

England & Wales

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