CHRISTOPHER HODGSON









Whitstable

£495,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

22 Hillside Road, Whitstable, Kent, CT5 3EX

A smartly presented and generously proportioned detached family home occupying a generous plot in a desirable location, conveniently situated for access to both Tankerton and Whitstable, highly regarded schools, the seafront, bus routes and Whitstable mainline railway station (0.9 miles).

The bright and spacious accommodation comprises an entrance hall, sitting room with a wood-burning stove, dining room, contemporary kitchen, utility room and cloakroom, together with a study and useful storage room created from the former garage.

To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.
The property also benefits from air conditioning in all of the bedrooms and study, together with an excellent EPC rating of A.

Outside, the rear garden extends to approximately 55ft (17m), incorporating a decked seating area, garden studio and separate outdoor storage room. A generous driveway provides off-street parking for several vehicles.







LOCATION
Hillside Road is a sought-after residential location conveniently positioned for access to both Tankerton and Whitstable, highly regarded schools, local shops, the seafront, bus routes and Whitstable mainline railway station. Whitstable town centre is approximately 1.5 miles distant and offers an excellent range of independent shops, cafés and highly regarded restaurants, together with the working harbour and leisure and watersports facilities. The A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 15'5" x 16'8" (4.70m x 5.07m)
- Kitchen 11'8" x 7'8" (3.56m x 2.34m)
- Dining Room 11'8" x 8'8" (3.56m x 2.63m)
- Utility Room 5'7" x 5'7" (1.70m x 1.71m)
- Study 13'3" x 7'9" (4.05m x 2.36m)
- Storage 4'5" x 7'9" (1.35m x 2.36m)
- Cloakroom

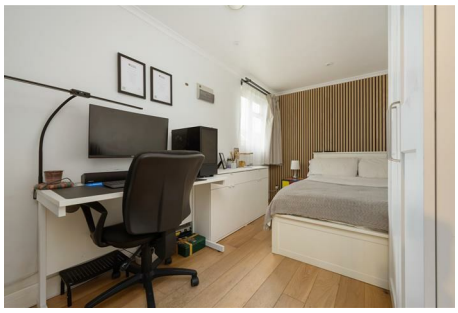
FIRST FLOOR

- Bedroom 1 9'10" x 10'1" (3.00m x 3.07m)
- En-suite Shower Room 6'7" x 2'9" (2.02m x 0.85m)
- Bedroom 2 10'0" x 8'1" (3.05m x 2.46m)
- Bedroom 3 7'0" x 8'5" (2.14m x 2.57m)
- Bedroom 4 6'7" x 6'3" (2.00m x 1.90m)
- Bathroom 6'5" x 5'4" (1.96m x 1.64m)

OUTSIDE

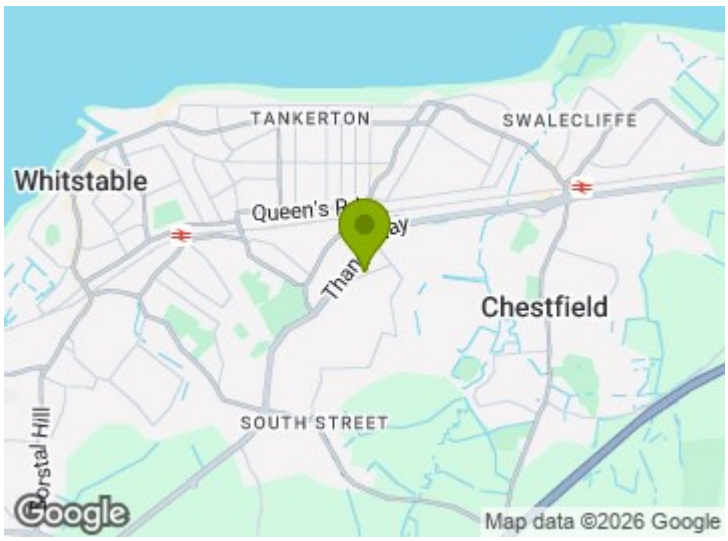
- Garden 55' x 25' (16.76m x 7.62m)
- Garden Studio 9'10" x 13'5" (3m x 4.1m)
- Storage 9'10" x 6'11" (3.00m x 2.10m)









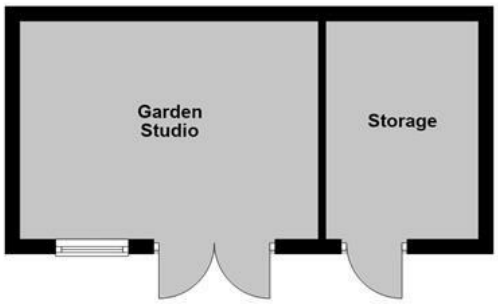

TANKERTON
SWALECLIFFE
Whitstable
Chestfield
SOUTH STREET
Google
Map data ©2026 Google

Ground Floor

Main area: approx. 58.3 sq. metres (627.3 sq. feet)

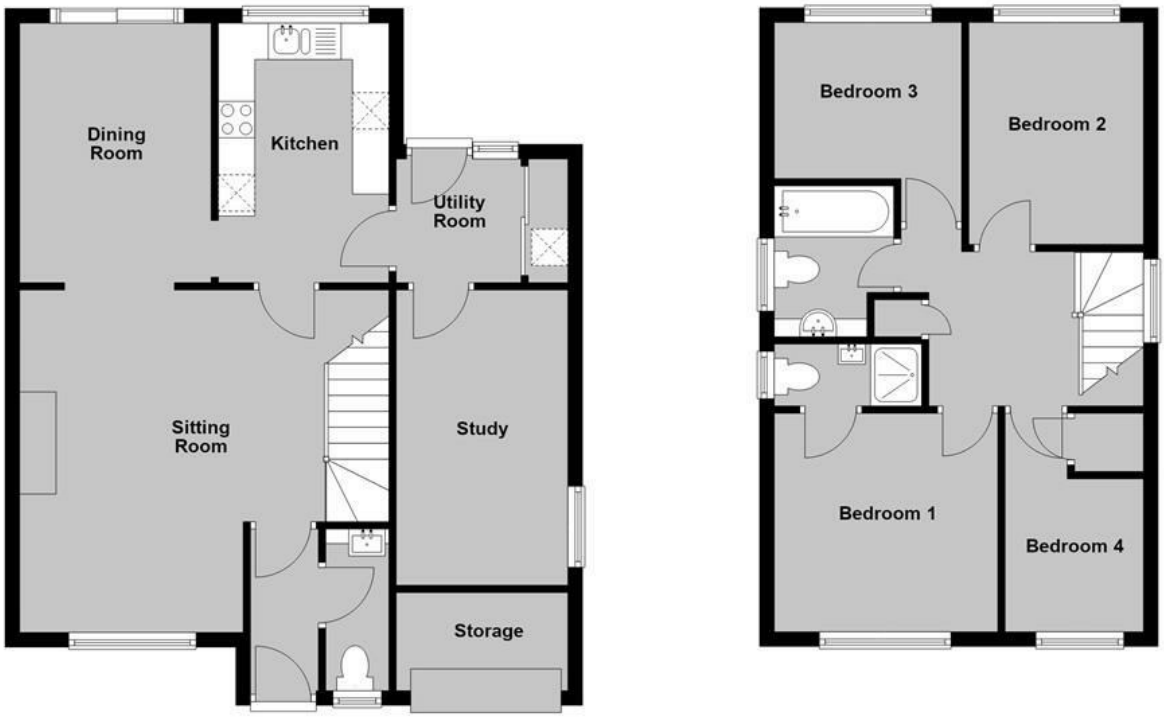
Plus storage, approx. 9.5 sq. metres (101.9 sq. feet)

Plus garden studio , approx. 12.3 sq. metres (132.2 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



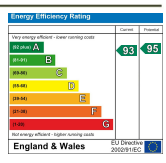
Main area: Approx. 100.9 sq. metres (1085.7 sq. feet)

Plus storage, approx. 9.5 sq. metres (101.9 sq. feet)

Plus garden studio , approx. 12.3 sq. metres (132.2 sq. feet)

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

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