

CHRISTOPHER HODGSON



**Seasalter, Whitstable**

**£375,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



---

# Seasalter, Whitstable

*5 Gateacre Road, Seasalter, Whitstable, Kent, CT5 4SJ*

A spacious and smartly presented semi-detached bungalow ideally situated in a highly desirable location, within close proximity of Seasalter Pharmacy, Co-op convenience store, Seasalter Beach and easily accessible to Whitstable town centre which is less than 2 miles distant

The generously proportioned accommodation is arranged to provide an entrance hall, sitting/dining room, kitchen,

two double bedrooms, and a shower room.

Outside, the rear garden enjoys a South Westerly aspect and extends to 77ft (23m). The property also benefits from a detached garage and a driveway providing off street parking for a number of vehicles. No onward chain.



## LOCATION

Gateacre Road is in a popular location on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

## ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall 11'9" x 9'8" (3.58m x 2.95m)
- Sitting/Dining Room 22'9" x 11'1" (6.93m x 3.38m)

- Kitchen 9'8" x 9'7" (2.95m x 2.92m)
- Bedroom 1 11'4" x 8' (3.45m x 2.44m)
- Bedroom 2 10'11" x 6'7" (3.33m x 2.01m)
- Shower Room 6'1" x 5'10" (1.85m x 1.78m)

### OUTSIDE

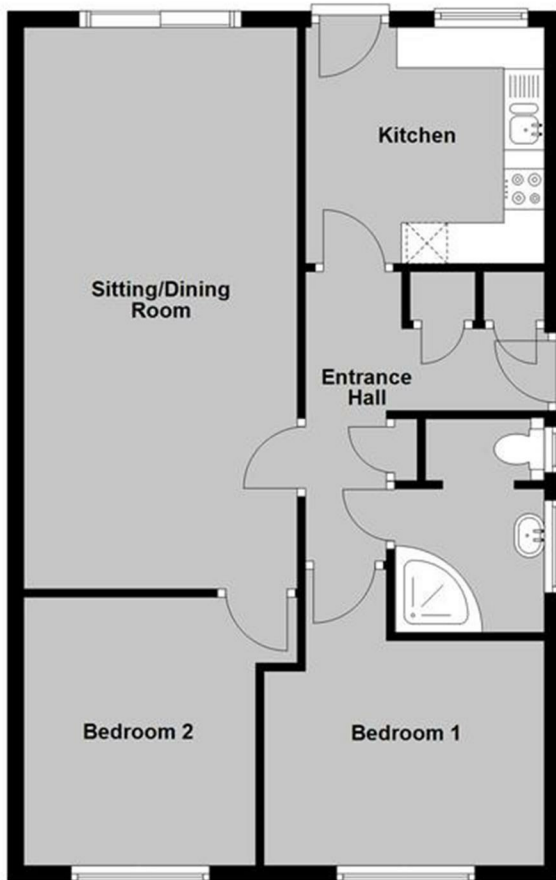
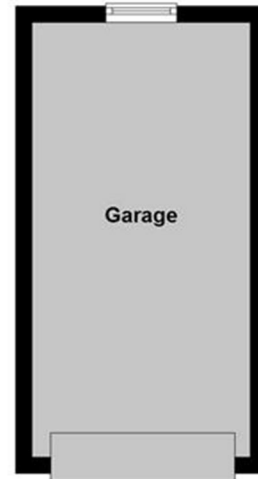
- Garden 77' x 30' (23.47m x 9.14m)
- Garage 17'7" x 8'10" (5.36m x 2.69m)





### Ground Floor

Main area: approx. 66.5 sq. metres (716.1 sq. feet)  
Plus garages, approx. 14.5 sq. metres (155.6 sq. feet)



Main area: Approx. 66.5 sq. metres (716.1 sq. feet)  
Plus garages, approx. 14.5 sq. metres (155.6 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69**

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	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		
Energy Efficiency Rating		88	97
England & Wales		2010-2015	2016-2020

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

