CHRISTOPHER HODGSON









Whitstable

£625,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

1 The Orchard, Saddleton Road, Whitstable, Kent, CT5 4LD

A detached family home tucked away on a private no-through road, ideally placed for Whitstable's town centre (0.7 miles), seafront and mainline station (0.9 miles). Whitstable's bustling High Street, boutique shops and independent restaurants, seafront and bus routes are all easily accessible.

The spacious and versatile accommodation comprises an entrance porch and hall, a generous sitting room with sliding patio doors to the garden, a dining room opening to the kitchen, a utility room, a study and a cloakroom. To the first floor there are four bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

The secluded south-facing garden is a particularly attractive feature, extending to 77ft (23m) and incorporating a patio area and mature planting. A driveway provides access to an attached single garage and a detached double garage, together with off-street parking.







LOCATION
Saddleton Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 Porch
- Entrance Hall
- Sitting Room 15'2" x 12'10" (4.62m x 3.91m)
- Dining Room 12'10" x 8'9" (3.91m x 2.66m)
- Kitchen 11'1" x 7'10" (3.38m x 2.39m)
- Utility Room 7'5" x 7'0" (2.26m x 2.13m)
- Study 7'10" x 6'10" (2.38m x 2.08m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'2" x 9'11" (3.71m x 3.02m)
- En-Suite Shower Room
- Bedroom 2 9'11" x 9'10" (3.02m x 2.99m)
- Bedroom 3 10'0" x 7'10" (3.05m x 2.39m)
- Bedroom 4 7'6" x 7'5" (2.29m x 2.26m)
- Bathroom

OUTSIDE

- Garden 77' x 48'9" (23.47m x 14.86m)
- Single Garage 17'5" x 11'11" (5.31m x 3.63m)





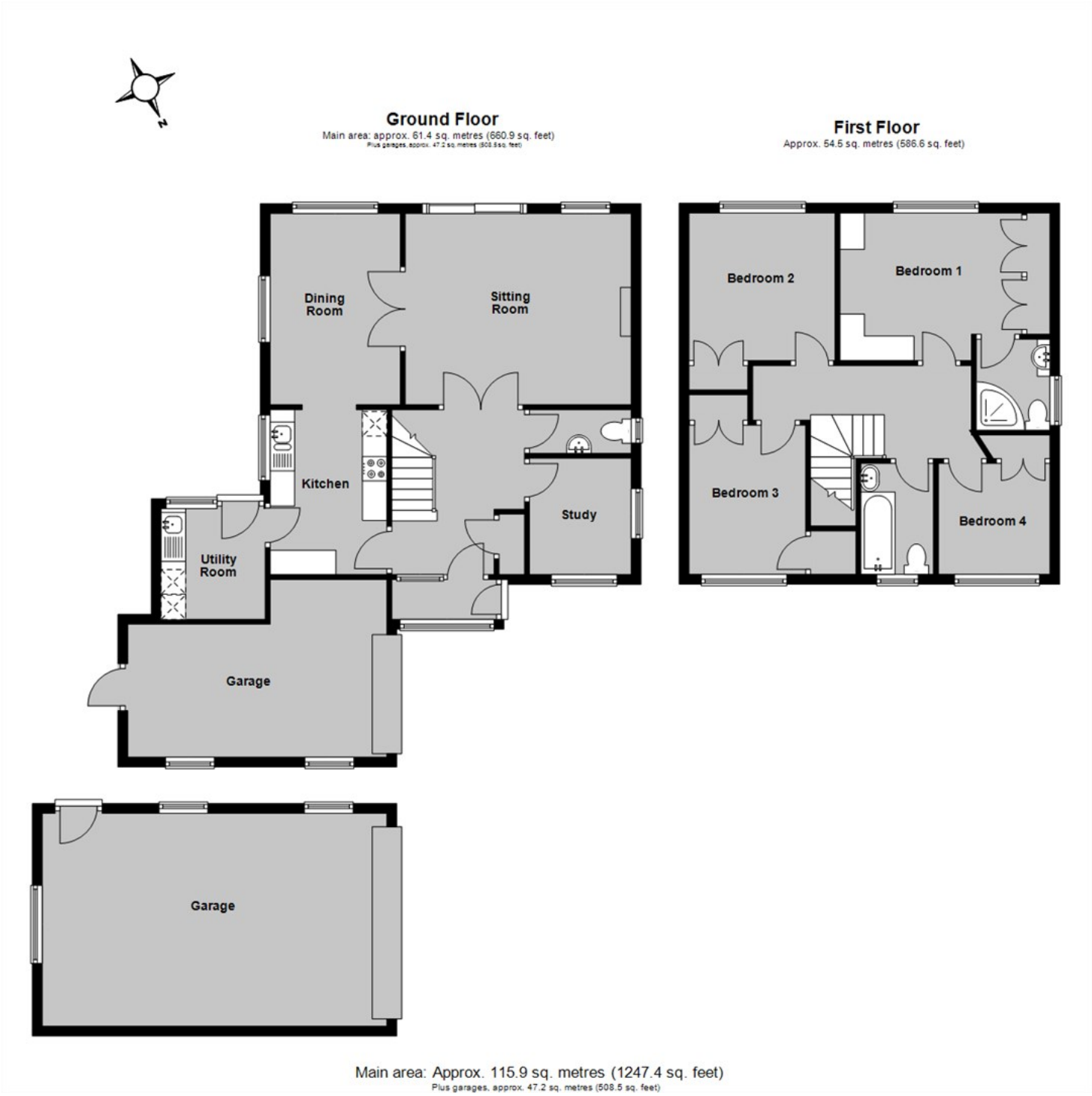






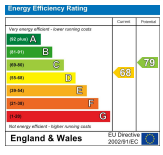
• Double Garage 23'1" x 14'3" (7.04m x 4.34m)

SOLAR ENERGY
The property also benefits from photovoltaic solar panels which contribute towards the electricity supply and help to reduce running costs.



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

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