CHRISTOPHER HODGSON









Seasalter, Whitstable

£500,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Seasalter, Whitstable

3 Columbia Avenue, Seasalter, Whitstable, Kent, CT5 4DG

A spacious detached bungalow enjoying a highly sought-after location within close proximity of the beach and within walking distance of Whitstable town centre, highly regarded schools and Whitstable railway station (1.6 miles).

The property would now benefit from a programme of modernisation but offers considerable scope to extend and remodel the existing accommodation (subject to all necessary consents being obtained). The bright and generously proportioned accommodation comprises an entrance porch, entrance hall, sitting room, kitchen, three double bedrooms and a bathroom.

Outside, the rear garden is a particularly attractive feature of the property, extending to approximately 61ft (18m) by 60ft (18m) and offering excellent potential to further enhance the existing accommodation if desired. An integral garage and driveway provide off-street parking for a number of vehicles. No onward chain.







LOCATION
Columbia Avenue is a highly sought-after residential location in the popular seaside town of Whitstable, enjoying an elevated position within easy reach of Duncan Downs and Seasalter Beach. Whitstable is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, cafés, restaurants and leisure amenities. Whitstable mainline railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, offering access to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 17'0" x 15'8" (5.2m x 4.8m)
- Bedroom 1 14'6" x 11'11" (4.42m x 3.65m)
- Bedroom 2 13'5" x 11'1" (4.11m x 3.39m)
- Bedroom 3 13'3" x 12'11" (4.05m x 3.94m)
- Kitchen 12'11" x 11'11" (3.95m x 3.65m)
- Bathroom 8'3" x 8'2" (2.52m x 2.51m)

OUTSIDE

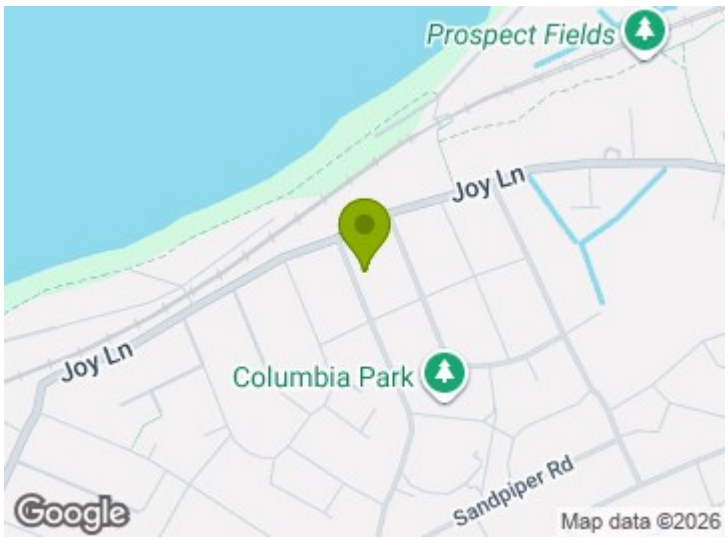
- Garden 61' x 60' (18.59m x 18.29m)
- Garage 16'0" x 8'9" (4.9m x 2.67m)

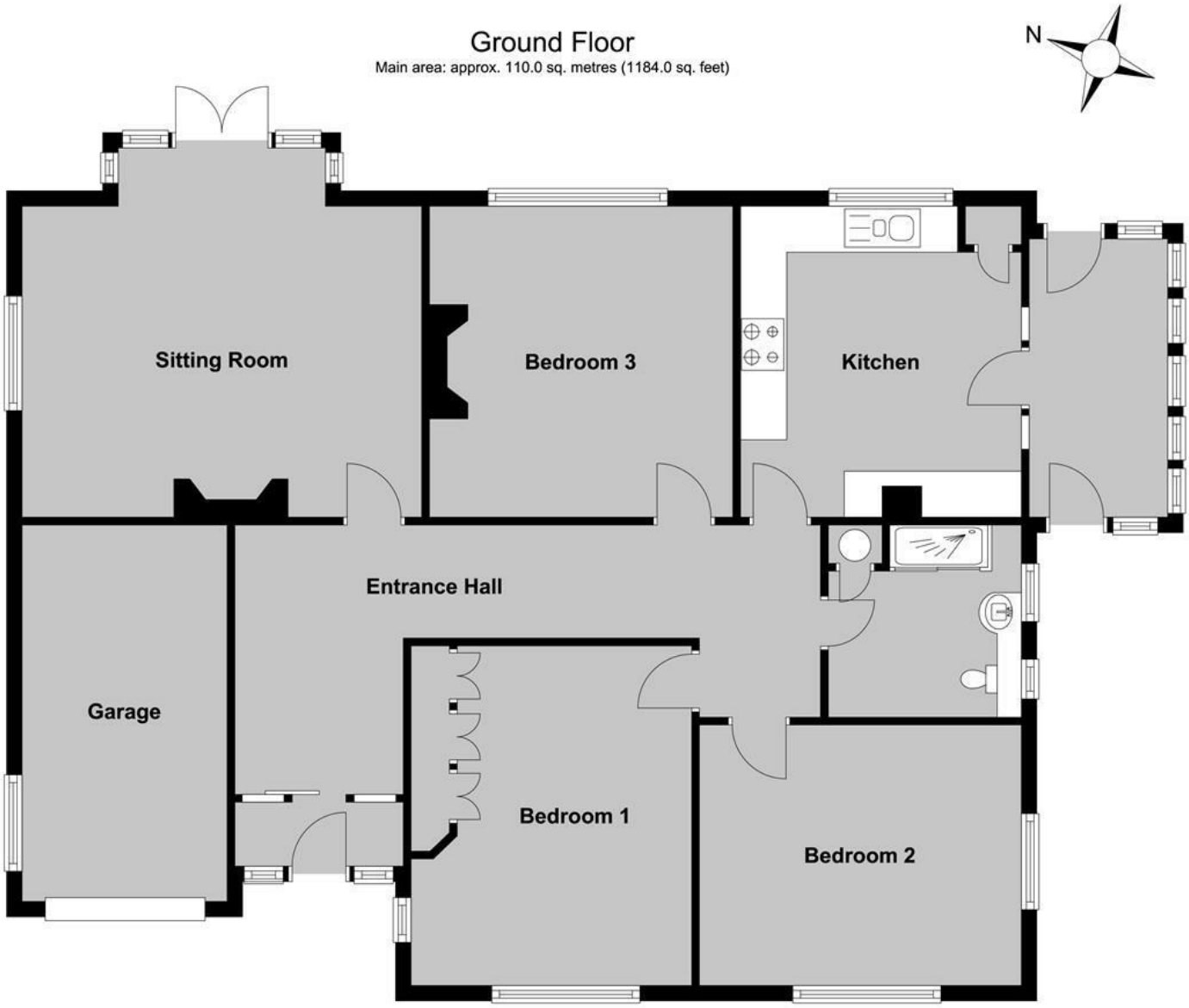









Prospect Fields
Joy Ln
Joy Ln
Columbia Park
Sandpiper Rd
Google
Map data ©2026

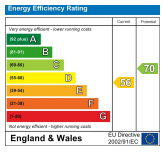


Main area: Approx. 110.0 sq. metres (1184.0 sq. feet)

Plus Garage: Approx. 13.1 sq. metres (140.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,930.88.

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