

CHRISTOPHER HODGSON



Whitstable

£425,000 Freehold



Whitstable

16 Sandpiper Road, Whitstable, Kent, CT5 4DP

A beautifully presented semi-detached bungalow occupying a highly desirable elevated position, enjoying far-reaching views across Whitstable and towards the sea. The property is within close proximity of the beach and is also conveniently placed for Whitstable's bustling town centre, with its array of highly regarded restaurants and independent shops, along with Whitstable mainline station (approximately 1.5 miles).

The property has been smartly refurbished throughout and now offers beautifully appointed accommodation, finished in a stylish contemporary design. The layout comprises an entrance hall, a bright living room featuring a characterful feature fireplace, and an open connection to the

kitchen/dining room, which enjoys the superb views across Whitstable towards the sea. The kitchen is fitted with integrated appliances and quartz work surfaces, and benefits from French doors opening directly to the garden, creating an excellent flow for everyday living and entertaining. There are also three double bedrooms and a sleek modern bathroom.

Outside, the thoughtfully landscaped rear garden extends to 31ft (9.45m) and incorporates a raised decked terrace; an ideal space for entertaining and a perfect vantage point from which to enjoy the views and Whitstable's famous sunsets. A driveway provides access to a detached garage and off-street parking for several vehicles. 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
- Living Room 15'1" x 10'3" (4.6m x 3.13m)
- Kitchen/Dining Room 18'9" x 9'3" (5.72m x 2.82m)
- Bedroom 1 12'2" x 10'2" (3.71m x 3.1m)

- Bedroom 2 11'0" x 9'0" (3.36m x 2.75m)

- Bedroom 3 9'0" x 8'2" (2.75m x 2.49m)

- Bathroom

OUTSIDE

- Garden 31'0" x 28'0" (9.45m x 8.54m)
- Detached Garage 15'5" x 7'10" (4.7m x 2.40m)



Main area: approx. 66.0 sq. metres (710.0 sq. feet)



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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	Potential
A	B
72	80
<small> The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a property. It is based on the property's energy performance certificate (EPC) and is expressed as a letter grade from A (most efficient) to G (least efficient). The EER is also expressed as a numerical score from 1 to 100, where 100 is the most efficient and 1 is the least efficient. </small>	
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<small> England & Wales EPC Directive 2002/91/EC </small>	

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