CHRISTOPHER HODGSON









Swalecliffe, Whitstable

£300,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Swalecliffe, Whitstable

49 St. Augustines Crescent, Swalecliffe, Whitstable, Kent, CT5 2NW

A spacious and smartly presented semi-detached family home situated in a sought-after Swalecliffe location, conveniently positioned for access to highly regarded schools, local shops, the seafront, bus routes and Chestfield & Swalecliffe mainline railway station (0.4 miles).

The bright and well-proportioned accommodation extends to approximately 1,163 sq ft (108 sq m) and is arranged over three floors. The ground floor comprises a living room with wood-burning stove and a contemporary kitchen opening to a conservatory.

To the first floor are two double bedrooms, a dressing room and family bathroom, whilst the second floor is occupied by a further double bedroom with useful eaves storage.

Outside, the rear garden is a particularly attractive feature of the property, extending to approximately 63ft (19m) and incorporating a decked seating area. A driveway to the front provides off-street parking for several vehicles.







LOCATION
St Augustines Crescent is a sought-after residential location in Swalecliffe, conveniently situated for access to local shops, highly regarded schools, the seafront, bus routes and Chestfield & Swalecliffe mainline railway station, which is approximately 0.4 miles distant. Swalecliffe is ideally positioned for access to both Tankerton and Whitstable, with Whitstable offering an excellent range of independent shops, cafés and highly regarded restaurants, together with its working harbour, seafront and leisure 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

• Living Room 18'6" x 12'9" (5.64m x 3.89m)

• Kitchen 18'6" x 9'4" (5.64m x 2.84m)

• Conservatory 9'3" x 9'1" (2.82m x 2.77m)

FIRST FLOOR

• Bedroom 1 12'9" x 12'8" (3.89m x 3.86m)

• Dressing Room

• Bedroom 3 12'8" x 10'9" (3.86m x 3.28m)

• Bathroom

SECOND FLOOR

• Bedroom 2 17'5" x 12'4" (5.31m x 3.76m)

OUTSIDE

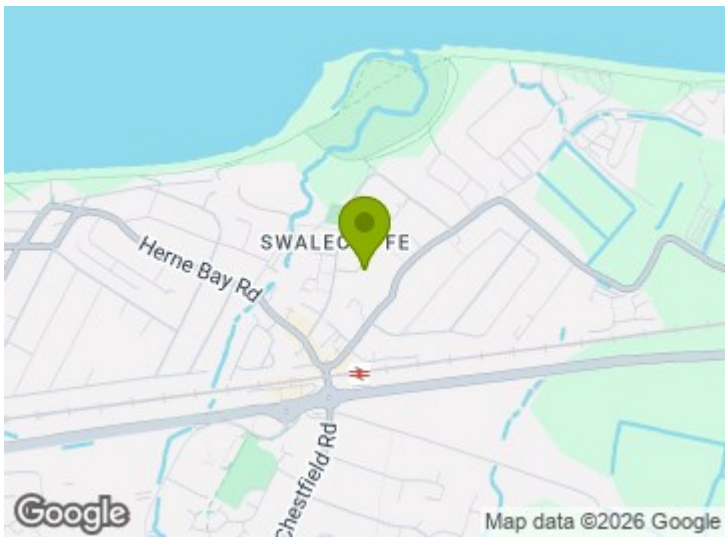
• Garden 63' x 23' (19.20m x 7.01m)







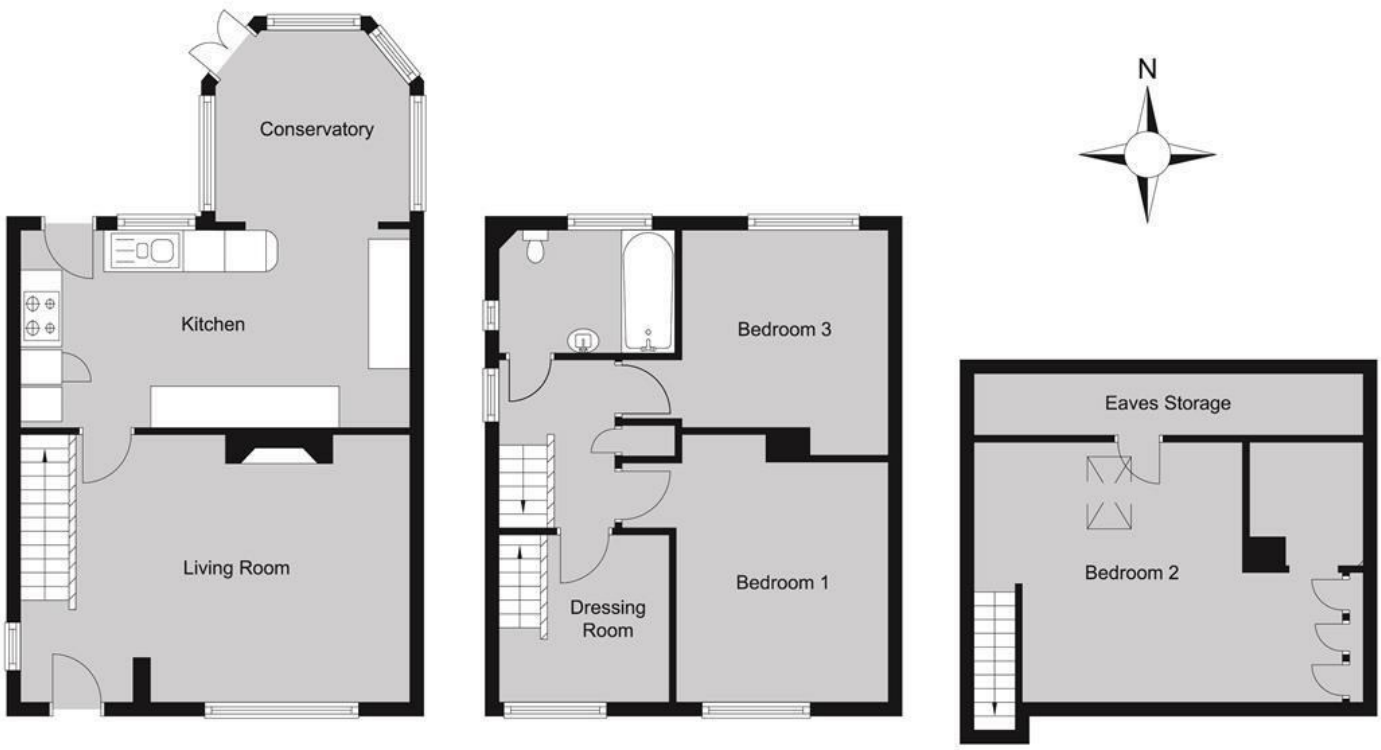



Herne Bay Rd
Chestfield Rd
Google
Map data ©2026 Google

Ground Floor
Main area: approx. 46.2 sq. metres (497.2 sq. feet)

First Floor
Main area: approx. 38.6 sq. metres (415.4 sq. feet)

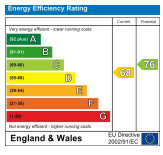
Second Floor
Main area: approx. 23.2 sq. metres (249.7 sq. feet)



Main area: Approx. 108.0 sq. metres (1162.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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