CHRISTOPHER HODGSON

# Whitstable

**£465,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

# Whitstable

## *17 The Bridge Approach, Whitstable, Kent, CT5 1RA*

A spacious semi-detached chalet bungalow ideally positioned moments from Whitstable station, Tankerton Slopes and seafront (0.7 miles) and Whitstable's bustling High Street, which is less than a mile distant and offers a wide variety of independent shops and highly regarded restaurants.

The generously proportioned accommodation extends to 1405 sq ft (130 sq m) and is arranged to provide an entrance hall, a generous sitting room, a kitchen open-plan to a dining room, a utility room, two double bedrooms, and a bathroom.

The first floor is occupied by the principal bedroom, which benefits from fitted wardrobes and an en-suite shower room.

The garden enjoys a westerly aspect and is a particularly attractive feature of the property, providing a secluded environment in which to relax or entertain. A driveway provides an area of off-street parking for a number of vehicles. No onward chain.

LOCATION
The Bridge Approach is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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

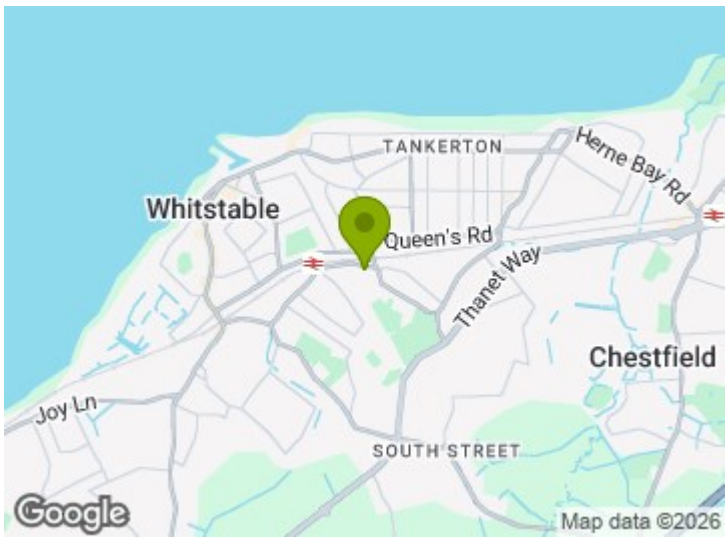
- Entrance Porch
- Sitting Room 12'3" x 15'3" (3.74m x 4.64m)
- Kitchen/Dining Room 11'7" x 21'5" (3.54m x 6.53m)
- Utility Room 7'0" x 6'1" (2.14m x 1.86m)
- Bedroom 2 10'8" x 14'8" (3.25m x 4.46m)
- Bedroom 3 11'2" x 9'7" (3.40m x 2.93m)
- Bathroom

FIRST FLOOR

- Bedroom 1 16'7" x 24'8" (5.05m x 7.53m)
- Bathroom

OUTSIDE

- Garden/Parking 80'2" x 40'6" (24.43m x 12.34m)

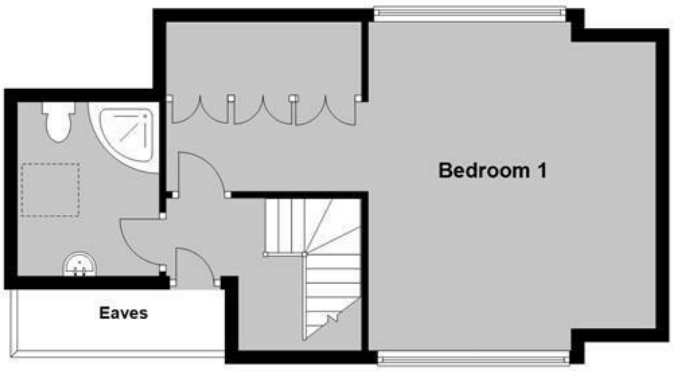

TANKERTON
Herne Bay Rd
Whitstable
Queen's Rd
Thanet Way
Chestfield
Joy Ln
SOUTH STREET
Google
Map data ©2026

## Ground Floor

Approx. 88.6 sq. metres (953.2 sq. feet)

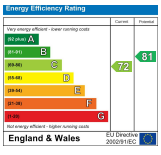
## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)
(excluding Eaves)




Total area: approx. 130.6 sq. metres (1405.9 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.**

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