

CHRISTOPHER HODGSON



Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

16 Hillside Road, Whitstable, Kent, CT5 3EX

A spacious and beautifully presented detached bungalow conveniently situated in a desirable location accessible to both Tankerton and Whitstable, supermarkets, highly regarded schools, the seafront, bus routes and Whitstable station (1 mile).

This generous and well-proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, a contemporary kitchen/breakfast room, a dining room with sliding doors leading to a conservatory, a

utility room, three double bedrooms, and a family bathroom.

The beautifully tended rear garden is a particularly attractive feature of the property, extending to 102ft (31m) and incorporates a summer house suitable for a variety of uses. A generous driveway provide off street parking for a number of vehicles. No onward chain.



LOCATION

Hillside Road is a sought after residential location and is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

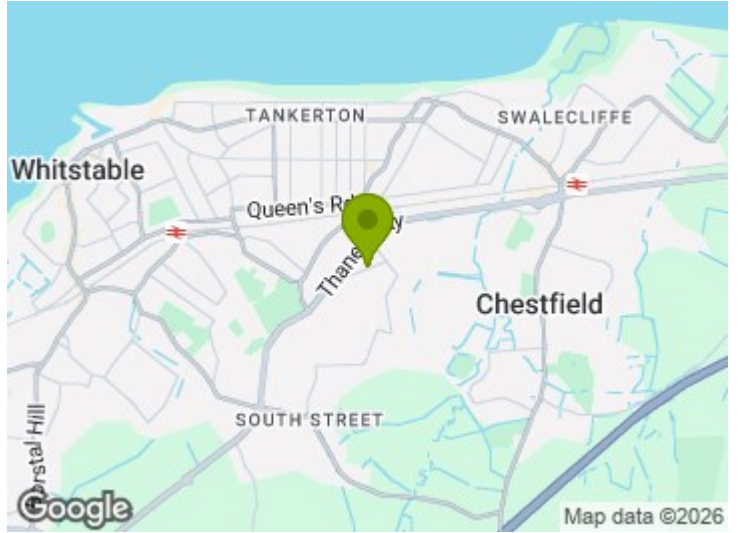
GROUND FLOOR

- Entrance Hall
- Dining Room 12'6" x 11'9" (3.81m x 3.58m)

- Kitchen/Breakfast Room 11'2" x 11'1" (3.40m x 3.39m)
- Sitting Room 11'6" x 11'2" (3.51m x 3.40m)
- Conservatory 15'4" x 9'8" (4.67m x 2.95m)
- Utility Room 6'9" x 5'0" (2.06m x 1.53m)
- Bedroom 1 12'6" x 10'11" (3.82m x 3.33m)
- Bedroom 2 11'9" x 10'6" (3.59m x 3.19m)
- Bedroom 3 11'11" x 10'0" (3.63m x 3.05m)
- Bathroom

OUTSIDE

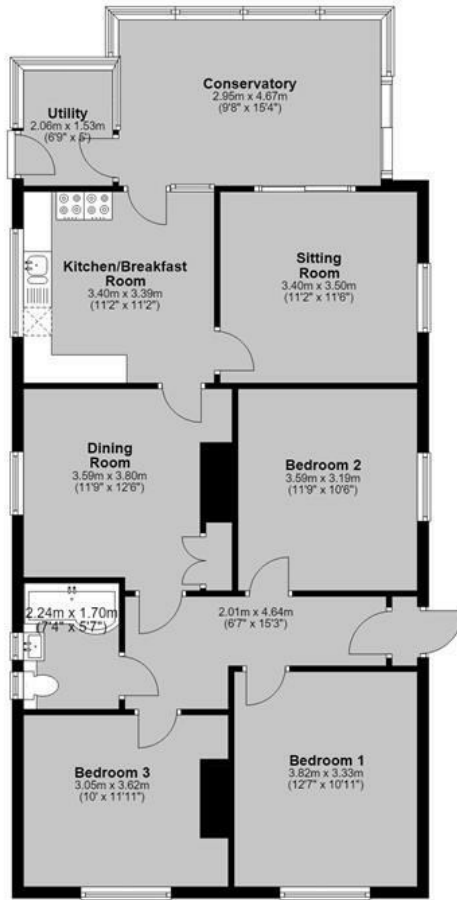
- Garden 102' x 39' (31.09m x 11.89m)
- Summer House 12'6" x 8'10" (3.80m x 2.70m)





Ground Floor

Main area: approx. 104.5 sq. metres (1125.3 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (110.6 sq. feet)
(excluding unnamed rooms)



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

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Energy Efficiency Rating		Current	Target
Energy Efficiency	A		
Energy Conservation	B		
Overall	69	77	
Energy Efficiency	C		
Energy Conservation	D		
Overall	55		
Energy Efficiency	F		
Energy Conservation	G		
Overall	35		

England & Wales

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