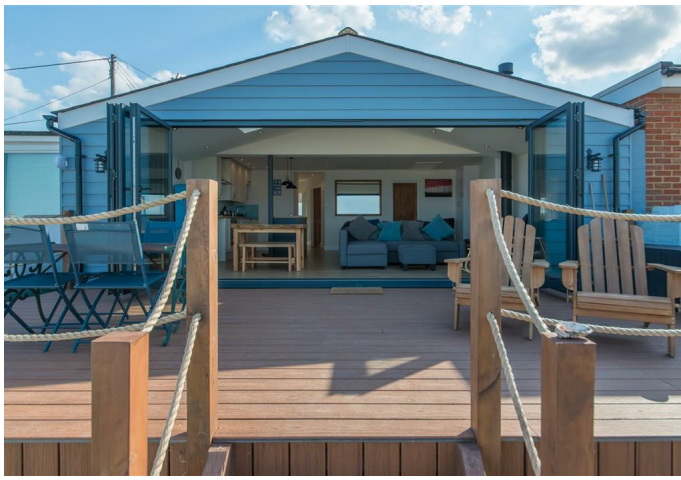
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Seasalter, Whitstable

£450,000 Freehold

...for Coastal, Country & City living.

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Seasalter, Whitstable

329 Faversham Road, Seasalter, Whitstable, Kent, CT5 4BN

Enjoying an exclusive beach front location and currently operating as a highly successful holiday let, this semi-detached bungalow is situated in an enviable location on Seasalter Beach from where it commands panoramic views across Whitstable bay and towards the Isle of Sheppey.

The accommodation has been the subject of significant extension and remodelling and now provides an entrance porch, entrance hall, a fantastic open-plan living room incorporating a contemporary kitchen, dining area, and bi-folding doors opening to a sea facing decked terrace. In addition, there are two bedrooms and a bathroom with separate shower.

The rear garden extends to 72ft (22m), with direct access to the beach, and a decked viewing platform provides the perfect vantage point to enjoy Whitstable's famous sunsets and to relax or entertain. A driveway to the front provides an area of off road parking. No onward chain.

Location
Faversham Road is in a popular location on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Porch**
  6'9" x 2'7" (2.06m x 0.79m)
  at maximum points.

- **Entrance Hall**
  10'4" x 2'9" (3.15m x 0.84m)
  at maximum points.

- **Living Area incorporating Kitchen/Dining Room**
  22'4" x 21'3" (6.81m x 6.48m)
  at maximum points.

- **Bedroom 1**
  10'4" x 7'10" (3.14m x 2.38m)
  at maximum points.

- **Bedroom 2**
  10'4" x 7'7" (3.14m x 2.32m)
  at maximum points.

• **Bathroom**
10'4" x 5'6" (3.15m x 1.68m)
at maximum points.

OUTSIDE

• **Rear Garden**
72'0" x 25'0" (21.95m x 7.62m)
at maximum points.

• **Driveway**
Providing an area of off road parking.

Video Tour
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

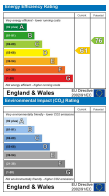
Ground Floor

Approx. 67.0 sq. metres (721.1 sq. feet)

Total area: approx. 67.0 sq. metres (721.1 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2023/2024 is £1,398.40

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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