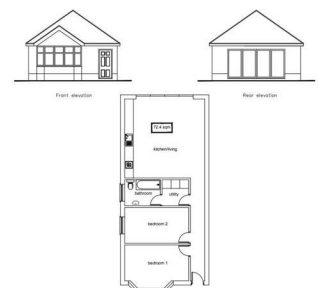
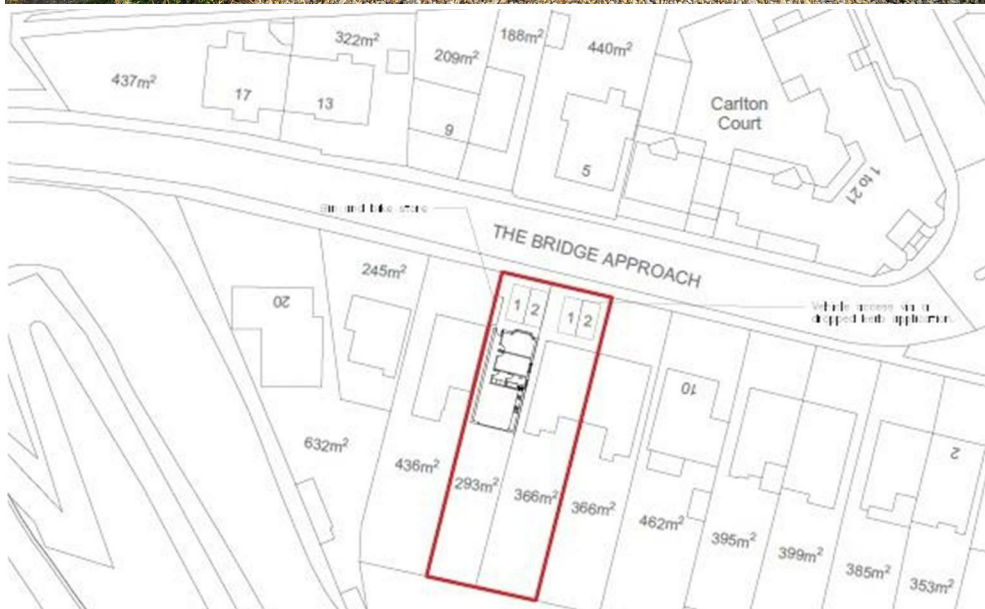


CHRISTOPHER HODGSON



Whitstable
£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

14 The Bridge Approach, Whitstable, Kent, CT5 1RA

An exceptional opportunity to acquire a semi-detached bungalow occupying an unusually generous plot, offering significant development potential with approved planning permission for an additional detached dwelling. The property is ideally located moments from Whitstable station, Tankerton Slopes, and the seafront (0.7 miles), as well as Whitstable's vibrant High Street, which offers an array of independent shops and highly regarded restaurants.

Planning permission has been granted (subject to conditions) under reference CA/24/02073 for the construction of an additional two-bedroom detached bungalow to the side of the plot. The existing bungalow is arranged to provide an entrance hall, a bright and spacious living room, a kitchen, three bedrooms and a bathroom.

Beyond the approved scheme, there is further scope for extension or reconfiguration (subject to all necessary consents and approvals).

Outside, the extensive south-facing garden extends to 72ft (22m), and a driveway provides off-street parking.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000 or www.canterbury.gov.uk/planning.

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:

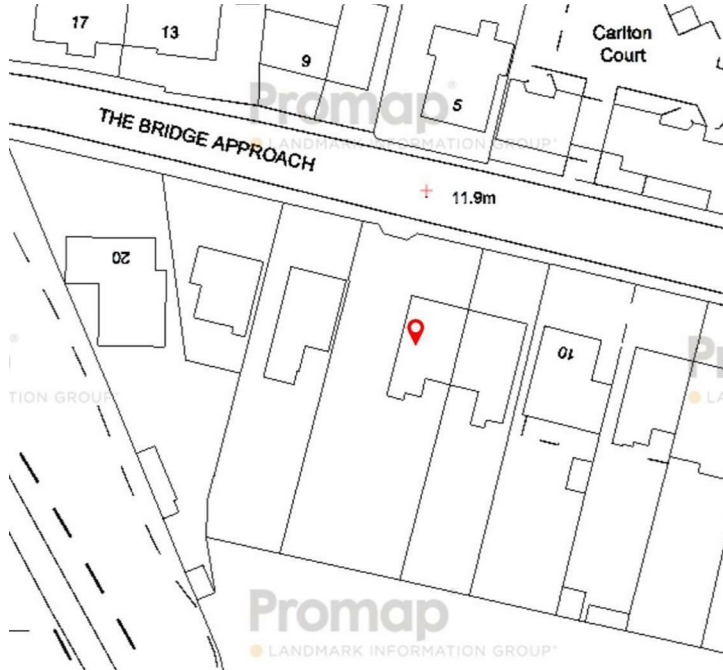
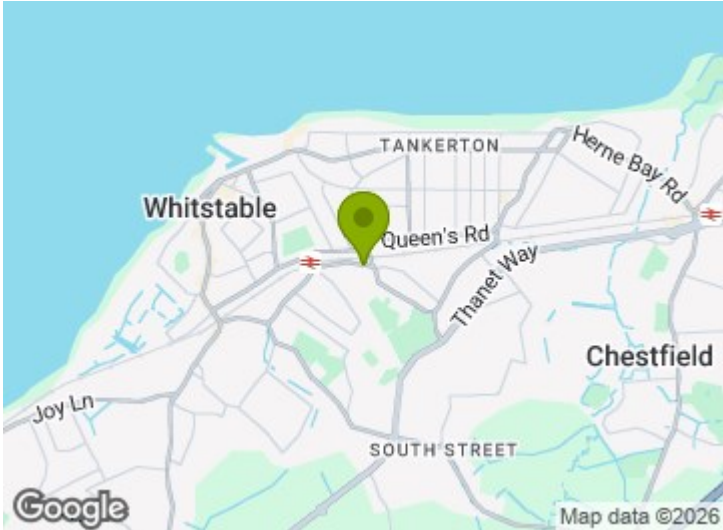
GROUND FLOOR

- Entrance Hall
- Living Room 15'6" x 11'6" (4.72m x 3.50m)
- Kitchen 11'0" x 10'5" (3.35m x 3.18m)
- Bedroom 1 13'6" x 11'4" (4.11m x 3.46m)

- Bedroom 2 10'11" x 9'3" (3.33m x 2.82m)
- Bedroom 3 7'6" x 7'0" (2.29m x 2.13m)
- Bathroom

OUTSIDE

- Garden 72' (21.95m)





Ground Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient - very high running costs	G		
England & Wales		77	77
EPC Rating			

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