



CHRISTOPHER HODGSON

# Swalecliffe, Herne Bay

## 4 Coastguard Cottages, Swalecliffe, Herne Bay, Kent, CT6 8BD

Freehold

A rare opportunity to acquire a sea-facing former coastguard cottage. The property is ideally situated on the western side of Herne Bay, from where it commands panoramic and far-reaching views of the sea and within close proximity of bus routes, local shops, medical centre and amenities. Chestfield & Swalecliffe train station is within walking distance (1.1 miles). A wider range of amenities are available at nearby Tankerton (1.8 miles) and Whitstable (2.8 miles).

The cottage has been significantly extended and comprehensively remodelled, and now provides generously proportioned accommodation presented in smart contemporary style throughout. The property is arranged to provide a sitting/dining room overlooking the sea with bi-folding doors leading to the front garden, a contemporary kitchen, and a bedroom with doors leading to the rear garden. To the

first floor, there are two double bedrooms and two smartly fitted bathrooms. In addition to this, there is a further bedroom to the second floor.

To the front of the house is a delightful garden which commands views of the sea and promenade, and an area of off street parking. The South Easterly rear courtyard provides a decked seating area and an outbuilding which would suit a variety of uses. No onward chain.

### LOCATION

Coastguard Cottages is situated on the Western side of Herne Bay on the approach to Tankerton and Whitstable. The former coastguard cottages are well situated for access to the sea front and a bus route and local shop are also accessible. Herne Bay is an attractive coastal resort with a range of local shops, schools, cinema and swimming pool. There is also a well regarded seafront with popular watersports facilities. The mainline railway station provides fast and frequent links to London (Victoria) is approximately 90 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 80mins.

### ACCOMMODATION

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

#### GROUND FLOOR

- Sitting/Dining Room 20'9" x 13'3" (6.32m x 4.05m)
- Kitchen 12'10" x 8'6" (3.91m x 2.59m)
- Shower Room
- Bedroom 1 11'9" x 11'0" (3.57m x 3.35m)

#### FIRST FLOOR

- Bedroom 2 11'0" x 9'9" (3.35m x 2.97m)

- Bedroom 3 13'1" x 9'0" (3.99m x 2.74m)
- Bathroom
- Shower Room

#### SECOND FLOOR

- Bedroom 4 12'2" x 10'2" (3.71m x 3.10m )

#### OUTSIDE

- Front Garden 54' x 14'5" (16.46m x 4.39m)
- Rear Garden 13'7" x 11'4" (4.14m x 3.45m)
- Storage

#### PLANNING APPROVAL

Canterbury City Council have approved plans under reference CA/23/00274 for a rear dormer extension to the second floor. Plans are available on request.









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**  
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

**ENERGY PERFORMANCE CERTIFICATE**

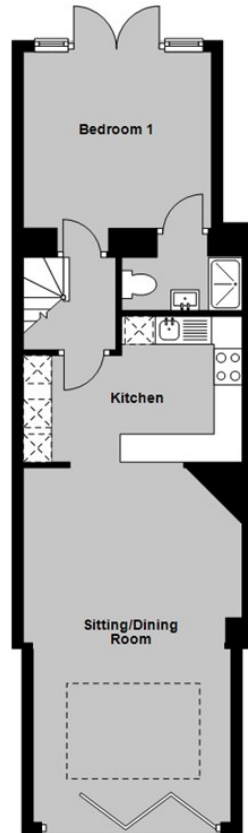
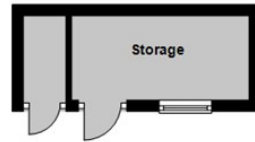
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 57      | 72        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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.



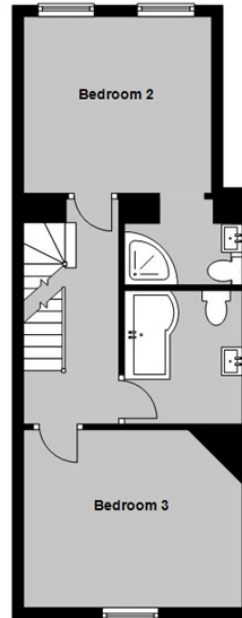
### Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



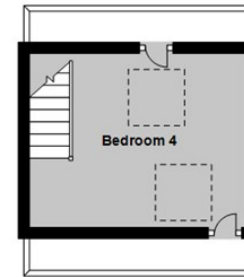
### First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



### Second Floor

Approx. 11.5 sq. metres (123.8 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://CHRISTOPHERHODGSON.CO.UK)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe