CHRISTOPHER HODGSON









Whitstable

£400,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

70 Tradewinds, Whitstable, Kent, CT5 4UJ

An extended and beautifully presented family home situated on a quiet cul-de-sac within this favoured modern development. The property is conveniently positioned for access to Whitstable's bustling town centre and mainline railway station (2 miles), and within close proximity to supermarkets and Estuary View Medical Centre.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a generous living room with a wood-burning stove and bi-folding doors leading to a smartly fitted kitchen/breakfast room with a range of integrated appliances, a utility room, and a cloakroom.

The first floor comprises three double bedrooms, and a stylish bathroom with a separate shower enclosure. The principal bedroom benefiting from a walk in wardrobe.

The thoughtfully landscaped and well maintained rear garden has been designed for ease of maintenance and extends to 33ft (10m). A block paved driveway provides an area of off-street parking.







LOCATION
Tradewinds forms part of Mariners View, a desirable modern development situated 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 and bird watching, as well as the seafood restaurants for which it has become renowned. Mainline rail services can also be found at Whitstable offering fast and frequent services to London (Victoria approximately 84mins) with high speed links to London (St Pancras) (approximately 77mins). 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Living Room 21'6" x 18'0" (6.56m x 5.49m)
- Kitchen/Breakfast Room 18'9" x 9'6" (5.72m x 2.9m)
- Utility Room 5'6" x 8'10" (1.68m x 2.7m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'4" x 9'9" (3.76m x 2.98m)
- Walk-in-wardrobe
- Bedroom 2 13'6" x 8'3" (4.12m x 2.54m)
- Bedroom 3 12'4" x 8'5" (3.76m x 2.57m)
- Bathroom

OUTSIDE

- Garden 23'4" x 21' (7.11m x 6.40m)










Millstrood Rd
Joy Ln
versham Rd
Seasalter
Estuary View
Medical Centre
Thanet Way
CLAPHAM HILL
Yorkletts
Google
Map data ©2026 Google

Ground Floor

Main area: approx. 68.3 sq. metres (735.3 sq. feet)

First Floor

Main area: approx. 53.7 sq. metres (578.1 sq. feet)



Main area: Approx. 122.0 sq. metres (1313.5 sq. feet)

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

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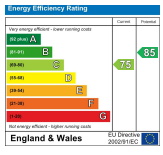

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