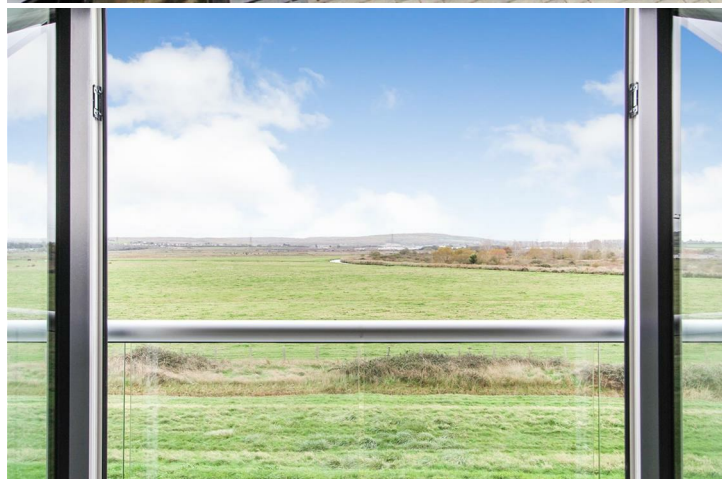


Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Seasalter, Whitstable

£450,000 Freehold

...for Coastal, Country & City living.



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Seasalter, Whitstable

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

* VIDEO TOUR AVAILABLE*

An opportunity to acquire a brand new contemporary detached house in an exclusive location, commanding far reaching panoramic views of Seasalter Marshes to the South, and across Whitstable bay and the Isle of Sheppey to the North.

The spacious accommodation has been finished to a high specification throughout and is arranged on the ground floor to provide a generous living room with bi-folding doors opening to a spacious South facing balcony, a sleek modern kitchen, utility room and a cloakroom. The first floor comprises two double bedrooms, each with a stylish en-suite shower room. Bedroom one enjoys views over the marshes whilst bedroom two provides views towards the sea. The property also benefits from a large basement.

A driveway to the front of the house provides off road parking for several vehicles. 10 year new build warranty. No onward chain.



Location

Faversham Road is in a popular location on the outskirts of Whitstable, located opposite the picturesque Seasalter marshes which form part of the South Swale SSSI. It is an easy walk via the beach into 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 working harbour and 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:

• Entrance Hall

• Living Room

19'3" x 16'4" (5.88m x 4.97m)
at maximum points.

• Balcony

26'10" x 6'7" (8.17m x 2.00m)
at maximum points

• Kitchen

14'7" x 12'11" (4.44m x 3.93m)
at maximum points,

• Utility Area

12'11" x 4'6" (3.94m x 1.37m)
at maximum points.

Warranty

10 year new build warranty

• Bedroom 1

15'7" x 13'4" (4.75m x 4.06m)
at maximum points.



• **En-Suite Shower Room**
6'4" x 4'9" (1.93m x 1.45m)
at maximum points.

• **Bedroom 2**
13'4" x 13'1" (4.07m x 4.00m)
at maximum points.

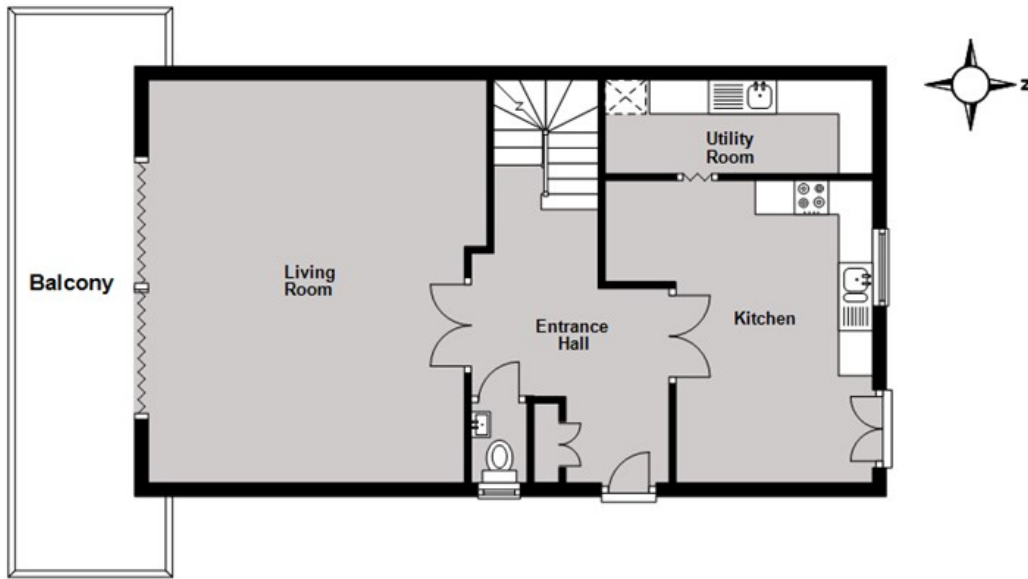
• **En-Suite Shower Room**
5'2" x 4'9" (1.57m x 1.45m)
at maximum points.

• **Basement**
35' x 6'7" (10.67m x 2.01m)
at maximum points.

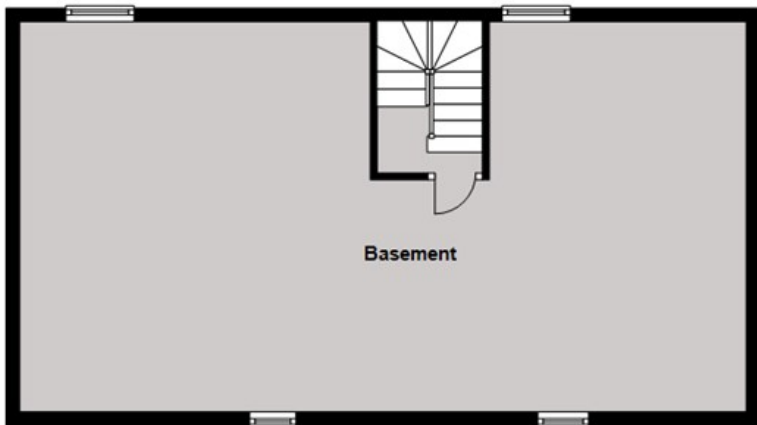
Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



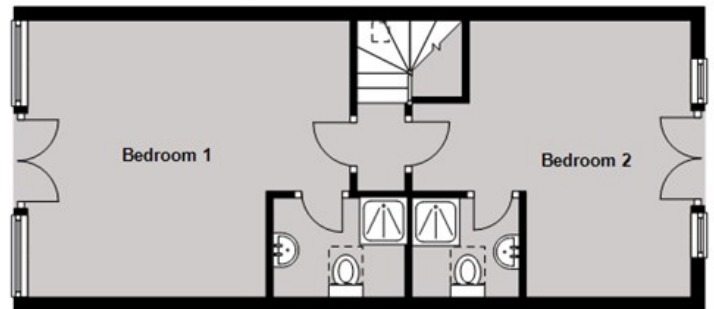
Ground Floor
Approx. 71.7 sq. metres (771.3 sq. feet)



Basement
Approx. 62.3 sq. metres (670.3 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 177.2 sq. metres (1907.1 sq. feet)

Council Tax Band to be confirmed.

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

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