

CHRISTOPHER HODGSON



Whitstable
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

9 Hawk Close, Whitstable, Kent, CT5 4DS

A spacious detached bungalow situated in an elevated position from where it commands far reaching views over Whitstable and towards the sea. The property is conveniently positioned within close proximity of the beach and within walking distance of the town centre, highly regarded schools and Whitstable station (1.3 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room with sliding doors opening to the garden, a contemporary kitchen, two double bedrooms, and two bathrooms including an en-suite shower room to the principal bedroom.

The property would now benefit from a programme of modernisation throughout, and there is considerable scope to remodel and/or extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The mature and established rear garden extends to 58ft (17m) and is a particularly attractive feature of the property. A block paved driveway provides an area of off-street parking and access to an attached garage. No onward chain.



LOCATION

Hawk Close is a much sought after residential location in Whitstable within close proximity to the seafront. There is a post office and bus route located on Joy Lane (approximately 0.4 miles). Nearby Faversham Road also offers a doctors surgery, pharmacy and local shops. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

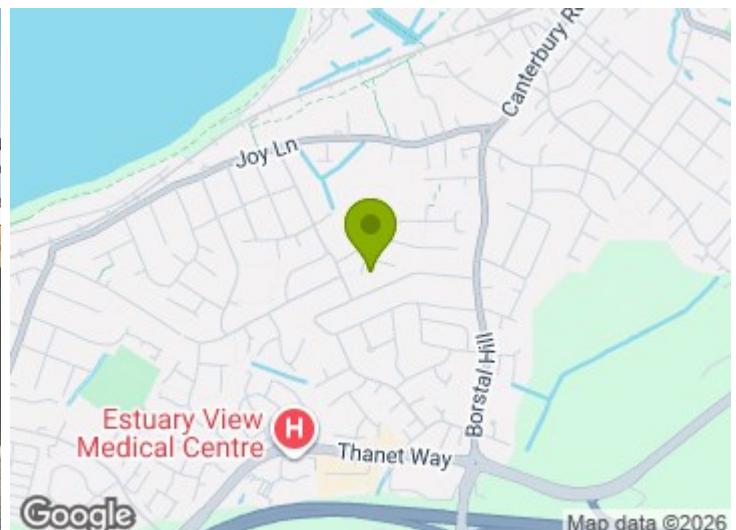
GROUND FLOOR

- Entrance Hall
- Living Room 18'2" x 11'4" (5.54m x 3.45m)

- Kitchen 11'1" x 7'10" (3.38m x 2.40m)
- Bedroom 1 14'1" x 11'4" (4.29m x 3.45m)
- En-Suite Shower Room
- Bedroom 2 11'0" x 10'3" (3.35m x 3.12m)
- Bathroom

OUTSIDE

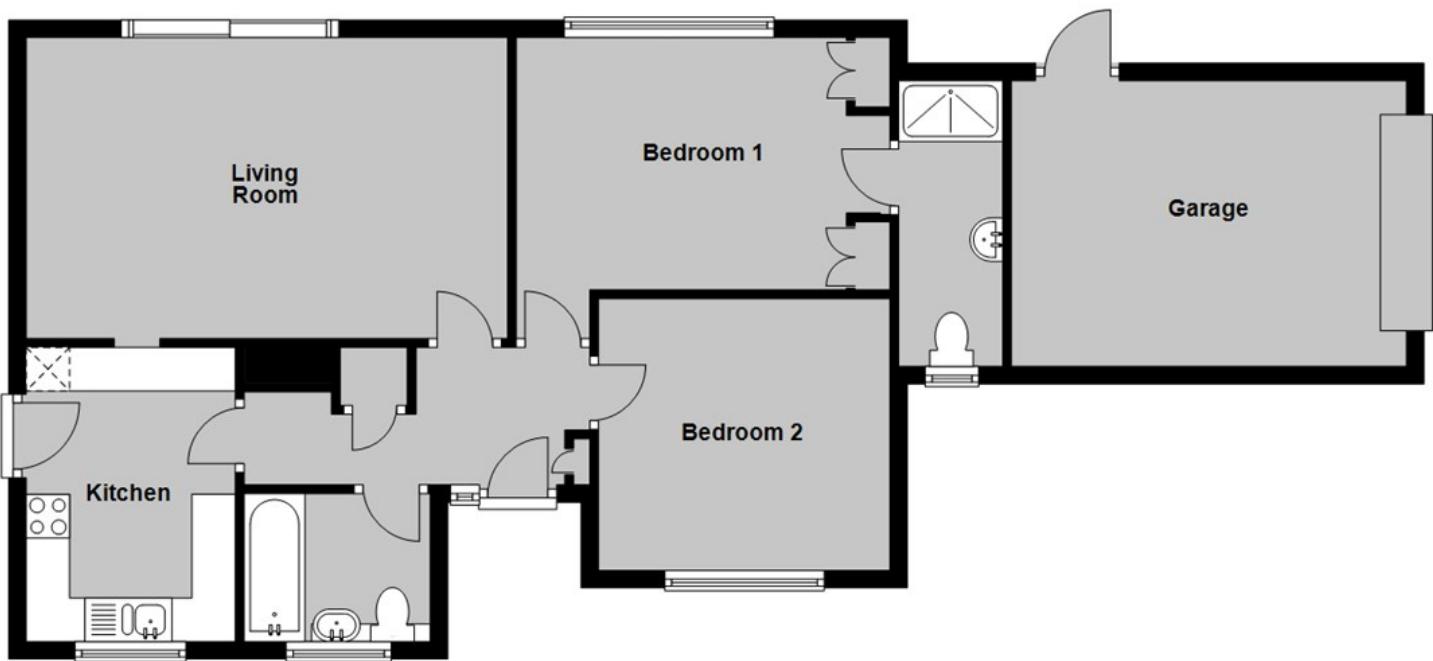
- Garden 58' x 34'9" (17.68m x 10.59m)
- Garage 14'11" x 10'9" (4.55m x 3.28m)





Ground Floor

Main area: approx. 66.9 sq. metres (720.6 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.5 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Future
Very energy efficient - near zero energy consumption			
Excellent	A		
Good	B		
Standard	C		
Poor	D		
Bad	E		
Very bad	F		
Very poor	G		
Not energy efficient - higher running costs			
Energy Generated 2005/16C		73	50