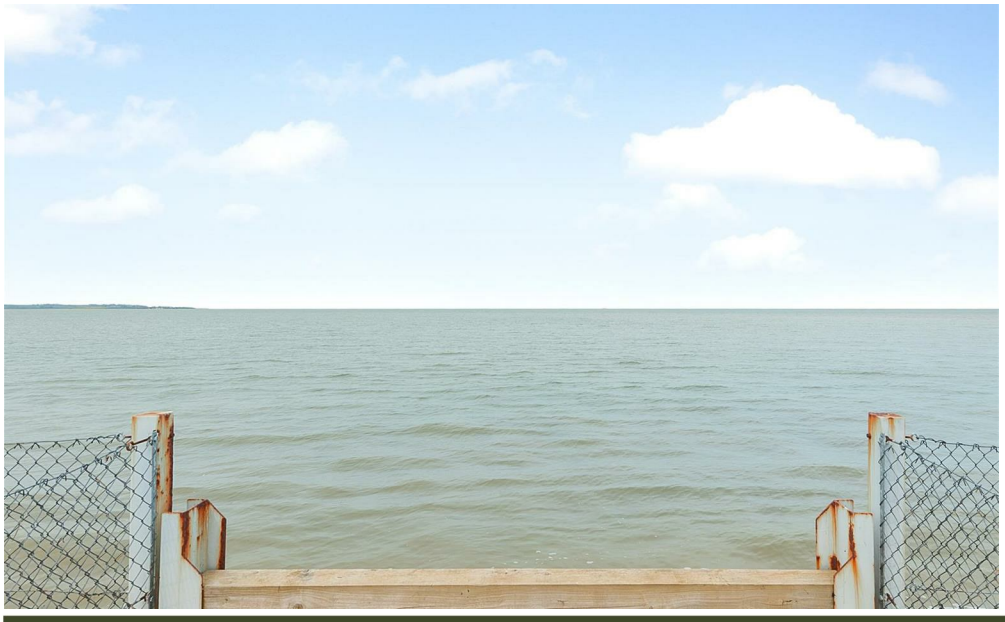
CHRISTOPHER HODGSON



# Seasalter, Whitstable

**£450,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

# Seasalter, Whitstable

## *311 Faversham Road, Seasalter, Whitstable, Kent, CT5 4BN*

Enjoying an exclusive beach front location, this spacious detached bungalow is situated in a commanding position with direct access to Seasalter Beach and panoramic views across the bay and towards the Isle of Sheppey beyond.

The bright and spacious accommodation is arranged to provide a sea facing living room which opens into the dining area, a sitting room, kitchen, two bedrooms, a bathroom, and a separate cloakroom.

The rear garden extends to 80ft (24m) with access directly onto the beach. A driveway and attached garage provide off road parking for a number of vehicles. No onward chain.

LOCATION
Faversham Road is in a popular location 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, birdwatching and walking as well as the 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 (taken at maximum points) are:

GROUND FLOOR

- Living/ Dining Room 30'10" x 9'1" (9.40m x 2.77m)
- Sitting Room 14'5" x 11' (4.39m x 3.35m)
- Kitchen 9'6" x 5'7" (2.90m x 1.70m)
- Cloakroom 4'5" x 2'6" (1.35m x 0.76m)
- Bedroom 1 9'8" x 8'11" (2.95m x 2.72m)
- Bedroom 2 9'6" x 8'10" (2.90m x 2.69m)
- Bathroom 5'3" x 4'11" (1.60m x 1.50m)

OUTSIDE

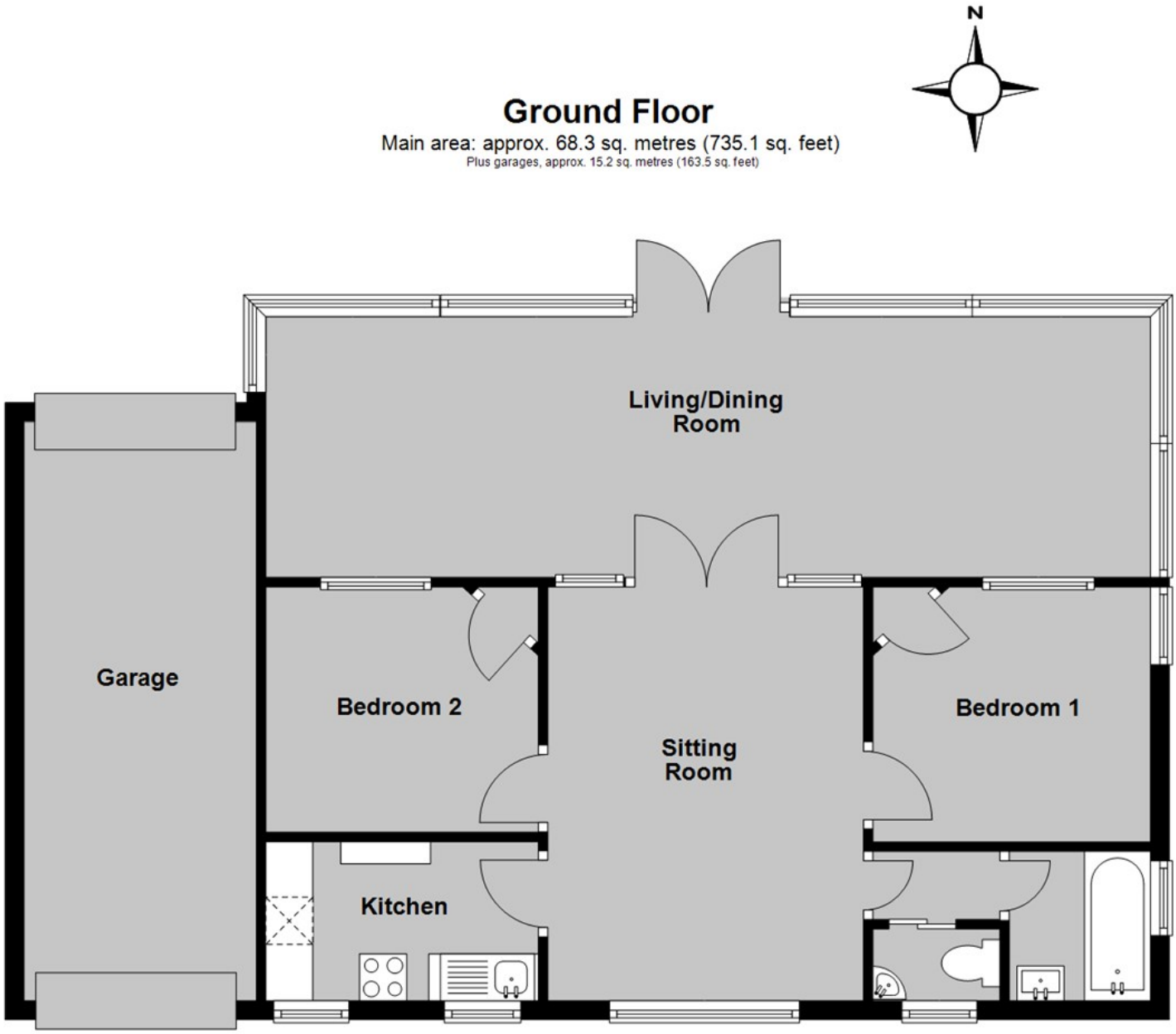
- Garden 80' x 46' (24.38m x 14.02m)
- Garage 20'2" x 8'1" (6.15m x 2.46m)

Whitstable
Seasalter
A299
A299
Yorkletts
Graveney
Waterham
Google
Map data ©2024 Google

# Ground Floor

Main area: approx. 68.3 sq. metres (735.1 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.5 sq. feet)

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**Council Tax Band A. The amount payable under tax band A for the year 2023/2024 is £1,398.40.**

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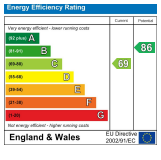


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