

CHRISTOPHER HODGSON



Whitstable
£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

20 The Bridge Approach, Whitstable, Kent, CT5 1RA

A significantly extended detached bungalow ideally positioned moments from Whitstable station, Tankerton Slopes and seafront (0.7 miles) and Whitstable's bustling High Street, which is less than a mile distant and offers a wide variety of independent shops and highly regarded restaurants.

The generously proportioned accommodation totals 1233 sq ft (114 sq m) and is arranged to provide an entrance hall, a large sitting room with wood burning stove and french doors leading to the garden, a kitchen open plan to a dining room, three double bedrooms and a bathroom. There is potential scope for further extension if desired (subject to all necessary consents and approvals being obtained).

The gardens are a particularly attractive feature of the property, providing a secluded environment in which to relax or entertain enjoying a Southerly aspect and incorporate outbuildings including a detached workshop which could suit a variety of uses.

A block paved driveway to the front of the property provides ample parking for a number of vehicles. No onward chain.



LOCATION

The Bridge Approach is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

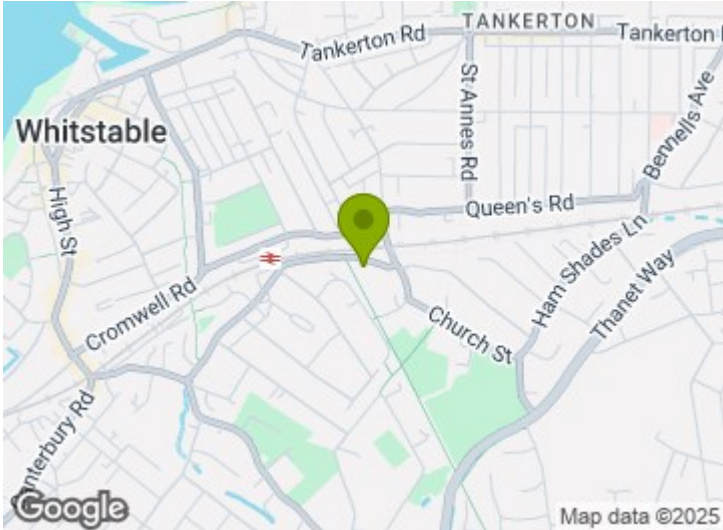
GROUND FLOOR

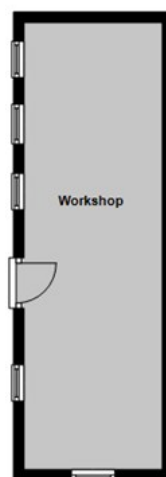
- Entrance Hall
- Sitting Room 12'11" x 13'7" (3.94m x 4.13m)

- Kitchen 8'8" x 11'4" (2.63m x 3.45m)
- Dining Room 11'9" x 12'6" (3.57m x 3.81m)
- Bedroom 1 12'10" x 11'4" (3.90m x 3.46m)
- Bedroom 2 15'9" x 12'2" (4.79m x 3.71m)
- Bedroom 3 9'3" x 10'5" (2.81m x 3.18m)
- Bathroom 8'3" x 6'7" (2.54m x 2.03m)

OUTSIDE

- Workshop 27'11" x 8'7" (8.52m x 2.64m)
- Garden 103" x 51" (31.39m x 15.54m)





Ground Floor
Main area: approx. 114.6 sq. metres (1233.7 sq. feet)
Rear sub-division: approx. 22.8 sq. metres (245.9 sq. feet)



Main area: Approx. 114.6 sq. metres (1233.7 sq. feet)
Plus outbuildings, approx. 22.5 sq. metres (241.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2.303.25.

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Energy Efficiency Rating

Rating	Very energy efficient - lower running costs	Current	Potential
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)	52	
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs

Enoland & Wales

EU Directive

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