



CHRISTOPHER HODGSON

Seasalter, Whitstable

4 Hodgson Road, Seasalter, Whitstable, Kent, CT5 4AG

Freehold

A substantial detached family home enviably positioned on the desirable Granville Cliff private estate, moments from Seasalter beach, from where a short stroll along the coastline will take you to Whitstable town centre with its boutique shops, highly regarded restaurants, schools, and mainline station (2.6 miles).

The spacious and versatile accommodation extends to 2782 sq ft (258 sq m) and has been thoughtfully designed to provide generously proportioned, largely open-plan accommodation. The ground floor comprises an entrance hall, a contemporary and well-equipped kitchen/breakfast room, a sitting room open plan to a dining room, a study, utility room, and a smartly fitted shower room.

To the first floor, there are five generous bedrooms (two with en-suite bathrooms and a Juliette balcony), and a bathroom with a separate shower enclosure.

The rear garden extends to 58 ft (17 m), and a block paved driveway to the front of the property provides an area off street parking and access to an integral garage.

LOCATION

Hodgson Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 13'8" x 10'3" (4.17m x 3.12m)
- Sitting Room 20'1" x 15'9" (6.12m x 4.81m)
- Dining Room 20'4" x 15'8" (6.20m x 4.78m)
- Kitchen/Breakfast Room 19'7" x 15'8" (5.97m x 4.78m)
- Utility Room 7'1" x 7'1" (2.17m x 2.15m)
- Study 10'7" x 10'5" (3.23m x 3.18m)
- Shower Room

FIRST FLOOR

- Bedroom 1 18'1" x 15'9" (5.52m x 4.79m)

- En-Suite Bathroom
- Juliette Balcony 11'1" x 0'7" (3.38m x 0.18m)
- Bedroom 2 15'9" x 15'9" (4.80m x 4.80m)
- En-Suite Shower Room
- Juliette Balcony 11'1" x 0'7" (3.38m x 0.18m)
- Bedroom 3 12'10" x 11'3" (3.91m x 3.42m)
- Bedroom 4 10'11" x 10'5" (3.33m x 3.18m)
- Bedroom 5 10'8" x 10'5" (3.26m x 3.18m)
- Bathroom

OUTSIDE

- Garden 58'6" x 56'8" (17.83m x 17.27m)
- Integral Garage 18'5" x 10'5" (5.61m x 3.18m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or in part a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Ground Floor

Main area: approx. 127.7 sq. metres (1374.4 sq. feet)
Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)



First Floor

Approx. 130.8 sq. metres (1408.3 sq. feet)



Main area: Approx. 258.5 sq. metres (2782.7 sq. feet)
Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe