



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. Opportunity for a self contained annexe ideal for generational living or generating additional income.

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.

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| 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**  
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**ENERGY PERFORMANCE CERTIFICATE**

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

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## 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)



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