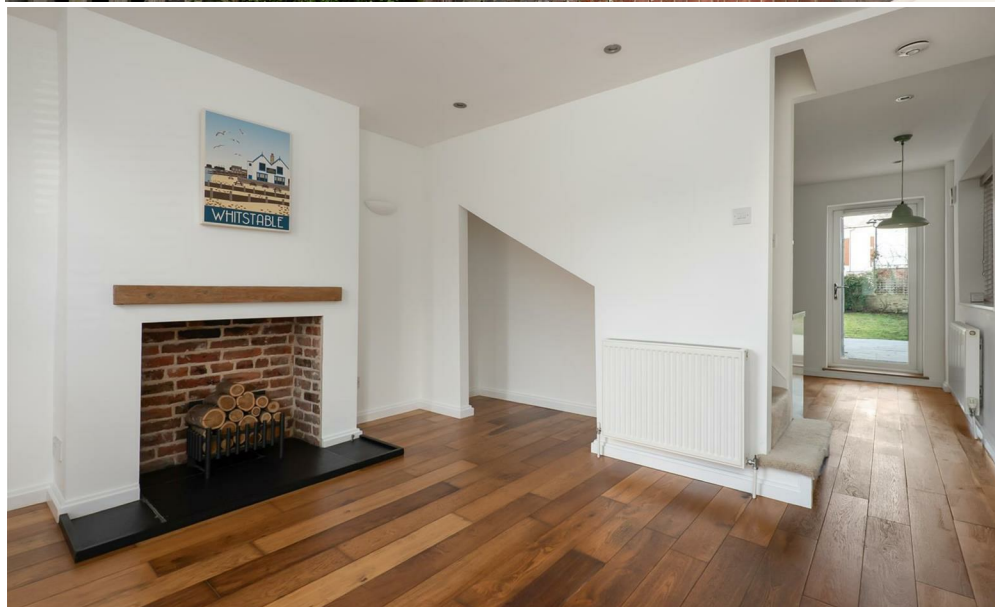


CHRISTOPHER HODGSON



Whitstable
£365,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

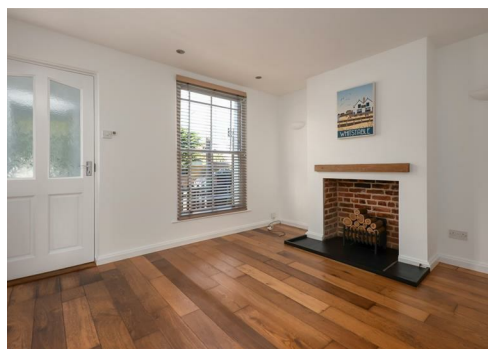
11 Swanfield Road, Whitstable, Kent, CT5 4HL

A smartly presented Victorian semi-detached house, enviably positioned at the end of a quiet no-through road within Whitstable's prized conservation area. The bustling town centre is nearby, which boasts a variety of independent shops and highly regarded restaurants, and the house is within close proximity of Whitstable station (0.5 miles), and a pleasant stroll from the beach.

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance

porch, sitting room, smartly fitted kitchen/dining room and a bathroom. To the first floor there are three bedrooms.

The rear garden is a particularly attractive feature of the property, extending to 90ft (27m) and incorporating a natural stone patio. No onward chain.



LOCATION

Swanfield Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 (at maximum points) are:

GROUND FLOOR

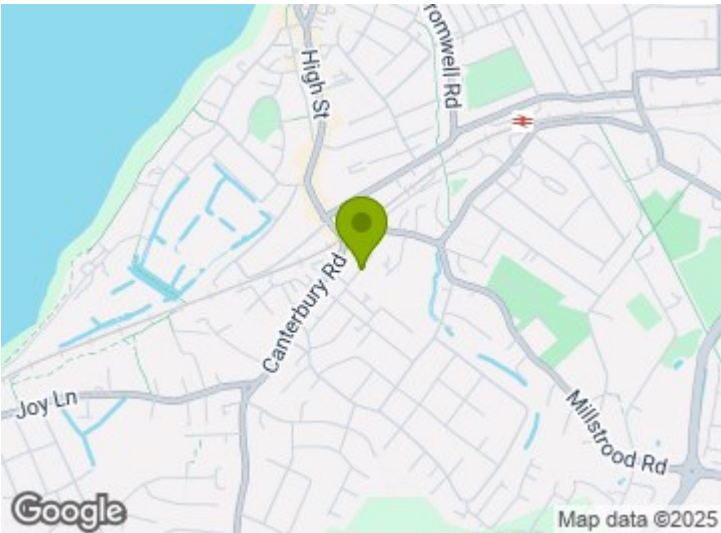
- Entrance Porch
- Sitting Room 12'4" x 10'4" (3.76m x 3.17m)
- Kitchen/Dining Room 12'4" x 10'2" (3.76m x 3.12m)

FIRST FLOOR

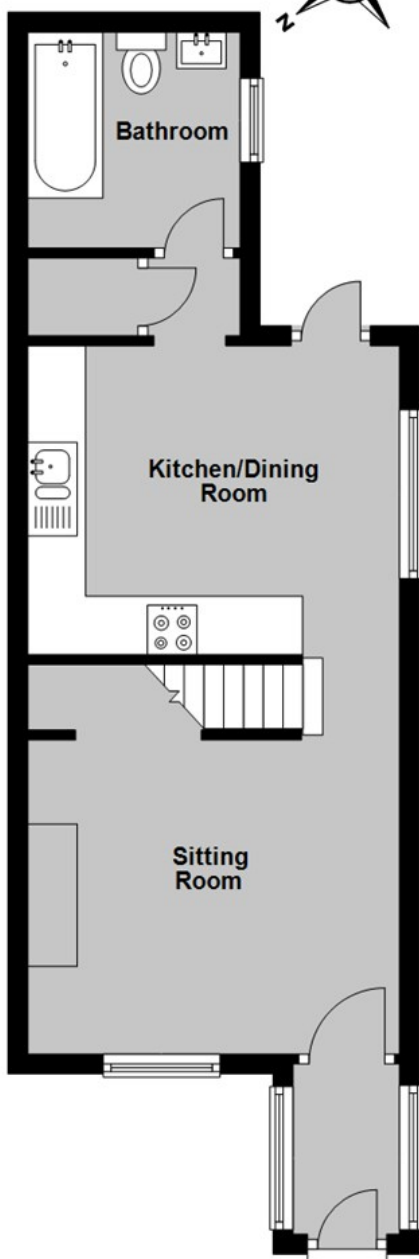
- Bedroom 1 12'4" x 10'4" (3.76m x 3.17m)
- Bedroom 2 10'6" x 9'0" (3.21m x 2.75m)
- Bedroom 3 10'4" x 7'4" (3.14m x 2.24m)
- Bathroom 7'2" x 7'1" (2.18m x 2.15m)

OUTSIDE

- Garden 90' x 16' (27.43m x 4.88m)



Approx. 35.7 sq. metres (384.2 sq. feet)



Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 70.1 sq. metres (755.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating

Rating	Current	Potential
A		
B		
C		
D		
E	59	
F		
G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive

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