

CHRISTOPHER HODGSON



Whitstable

£575,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

44 Hillside Road, Whitstable, Kent, CT5 3EX

A beautifully presented detached family home occupying a generous plot conveniently situated in a desirable location accessible to both Tankerton and Whitstable, supermarkets, highly regarded schools, the seafront, bus routes and Whitstable station (1 mile).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance porch, an entrance hall, a contemporary open plan kitchen/dining room with doors opening to a conservatory, a sitting room, utility room, and a cloakroom.

To the first floor, there are four double bedrooms, three of which benefit from fitted wardrobes, and three stylish bathrooms including two en-suite shower rooms.

Outside, the thoughtfully landscaped rear garden enjoys a westerly aspect, extending to 37ft (11m), and incorporates a decked seating area, creating an ideal space for both relaxation and entertaining. An integral garage and driveway provide an area of off-street parking for several vehicles.



LOCATION

Hillside Road is a sought after residential location and is conveniently positioned for access to schools, supermarkets, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable town centre is approximately 1.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

GROUND FLOOR

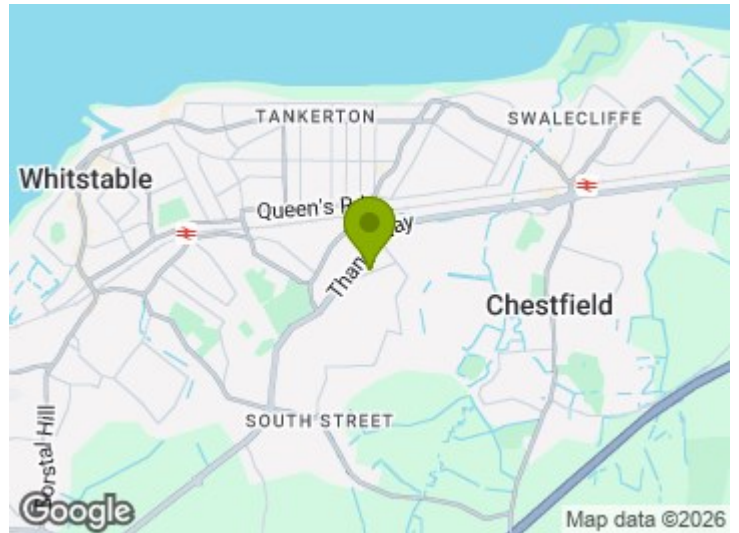
- Entrance Porch

- Entrance Hall
- Sitting Room 13'11" x 12'10" (4.24m x 3.91m)
- Kitchen/Dining Room 18'6" x 11'10" (5.64m x 3.61m)
- Utility Room 6'1" x 5'3" (1.85m x 1.60m)
- Cloakroom
- Conservatory 15'5" x 10' (4.70m x 3.05m)

FIRST FLOOR

- Bedroom 1 19'8" x 10'10" (5.99m x 3.30m)
- En-Suite Shower Room 6'10" x 6'4" (2.08m x 1.93m)
- Bedroom 2 9'5" x 9'2" (2.87m x 2.79m)
- En-Suite Shower Room 6'10" x 4'7" (2.08m x 1.40m)
- Bedroom 3 9'10" x 9'1" (3.00m x 2.77m)
- Bedroom 4 9'2" x 7'5" (2.79m x 2.26m)
- Bathroom 8'3" x 6'4" (2.51m x 1.93m)

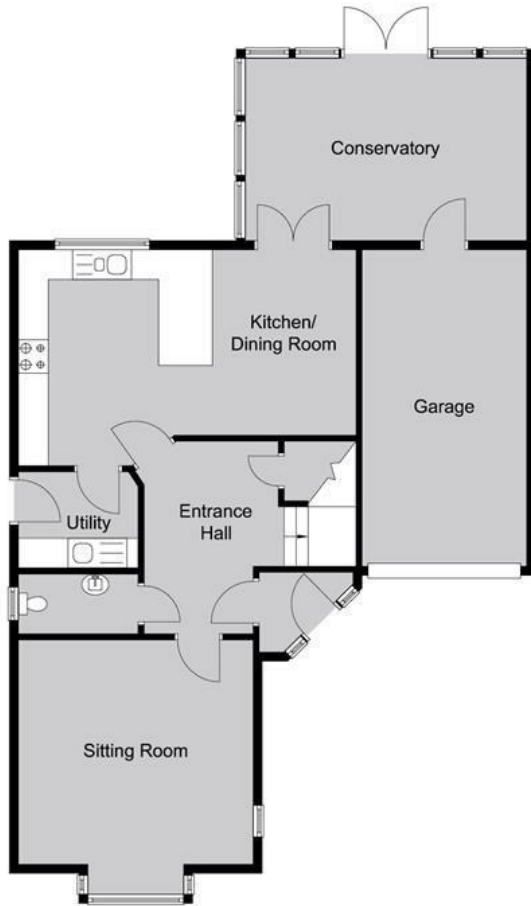
OUTSIDE



- Garden 37' x 32' (11.28m x 9.75m)
- Integral Garage 17'4" x 9' (5.28m x 2.74m)

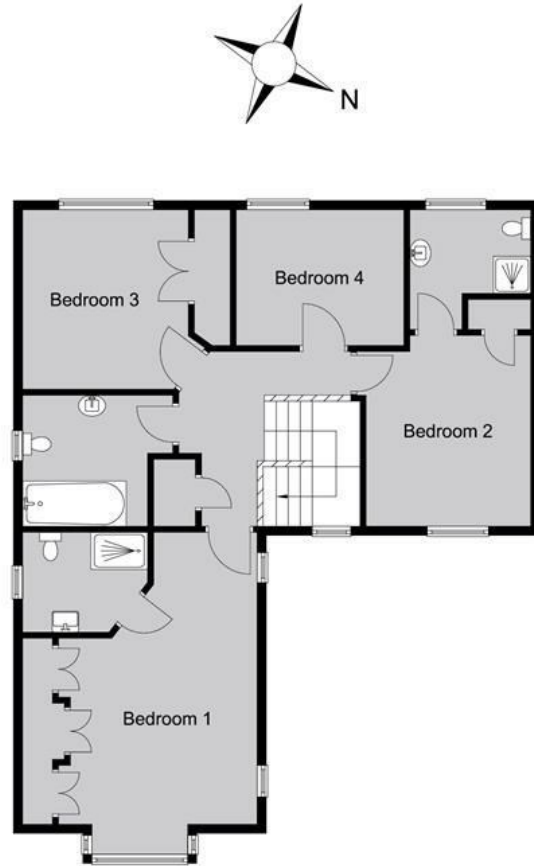
Ground Floor

Main area: approx. 70.0 sq. metres (753.5 sq. feet)



First Floor

Main area: approx. 46.0 sq. metres (495.1 sq. feet)



Main area: Approx. 116.0 sq. metres (1248.6 sq. feet)

Plus Garage: Approx. 14.5 sq. metres (156.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,930.88.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Poor (D)	D		
Very poor (E)	E		
Worst energy efficient (F)	F		
Worst energy efficient (G)	G		
Energy Efficiency Rating		Current	Potential
England & Wales		83	83

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