CHRISTOPHER HODGSON

Whitstable

£465,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

55 Borstal Hill, Whitstable, Kent, CT5 4NU

A significantly extended detached bungalow ideally situated within walking distance of Whitstable's bustling town centre and station (0.9 miles) and easily accessible to the seafront, supermarkets, and Estuary View medical centre.

The property is set back from the road and provides beautifully presented accommodation, arranged on the ground floor to provide a generous split-level sitting room with sliding doors opening to the garden, a contemporary kitchen/dining room, three generous bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The thoughtfully landscaped garden extends to 51ft (15.6m), incorporating a raised patio area, a garden shed and a lawn with shrub borders. A gated driveway provides access to the attached garage, workshop, and off street parking for several vehicles. The property also benefits from further off street parking to the rear of the garden, accessed via Borstal Avenue. No onward chain.

LOCATION
Borstal Hill is a much sought after location in the popular seaside town of Whitstable, within easy access of Duncan Downs and 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

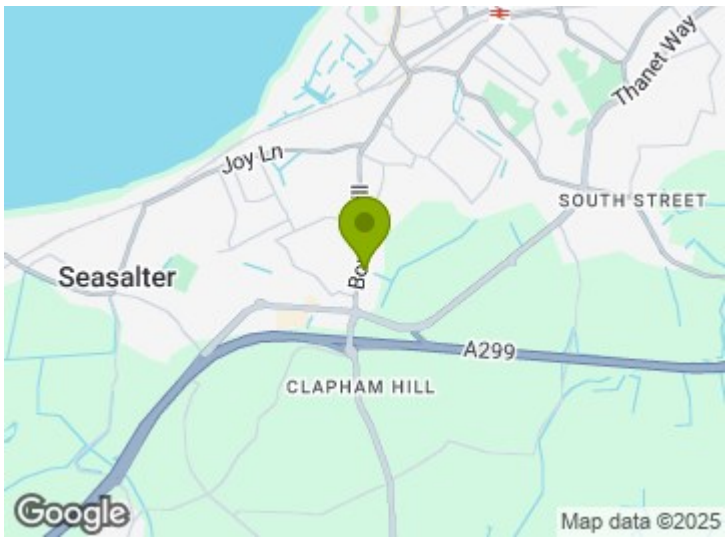
ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Sitting Room 25'9" x 14'9" (7.85m x 4.50m)
- Kitchen/Dining Room 13'11" x 13'7" (4.24m x 4.14m)
- Bedroom 1 13'8" x 11'3" (4.17m x 3.43m)
- En-Suite Shower Room
- Bedroom 2 14'1" x 12'1" (4.30m x 3.68m)
- Bedroom 3 10'3" x 8'10" (3.12m x 2.69m)
- Bathroom

OUTSIDE

- Rear Garden 51'2" x 31'5" (15.60m x 9.58m)
- Front Garden 49'5" x 45' (15.06m x 13.72m)
- Garage 14'1" x 9'4" (4.29m x 2.84m)
- Workshop 15'1" x 9'10" (4.60m x 3.00m)


Thanet Way
Joy Ln
SOUTH STREET
Seasalter
A299
CLAPHAM HILL
Google
Map data ©2025

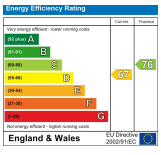
Ground Floor

Main area: approx. 115.9 sq. metres (1247.6 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.7 sq. feet)
Plus workshop, approx. 13.8 sq. metres (148.5 sq. feet)

Main area: Approx. 115.9 sq. metres (1247.6 sq. feet)
Plus garages, approx. 12.2 sq. metres (131.7 sq. feet)
Plus workshop, approx. 13.8 sq. metres (148.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 a Contract. 2 Reasonableendeavours 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 state 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK