

CHRISTOPHER HODGSON



Seasalter, Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

5 Gateacre Road, Seasalter, Whitstable, Kent, CT5 4SJ

A spacious and smartly presented semi-detached bungalow ideally situated in a highly desirable location, within close proximity of Seasalter Pharmacy, Co-op convenience store, Seasalter Beach and easily accessible to Whitstable town centre which is less than 2 miles distant

The generously proportioned accommodation is arranged to provide an entrance hall, sitting/dining room, kitchen,

two double bedrooms, and a shower room.

Outside, the rear garden enjoys a South Westerly aspect and extends to 77ft (23m). The property also benefits from a detached garage and a driveway providing off street parking for a number of vehicles. No onward chain.



LOCATION

Gateacre Road is in a popular location on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 11'9" x 9'8" (3.58m x 2.95m)
- Sitting/Dining Room 22'9" x 11'1" (6.93m x 3.38m)

- Kitchen 9'8" x 9'7" (2.95m x 2.92m)
- Bedroom 1 11'4" x 8' (3.45m x 2.44m)
- Bedroom 2 10'11" x 6'7" (3.33m x 2.01m)
- Shower Room 6'1" x 5'10" (1.85m x 1.78m)

OUTSIDE

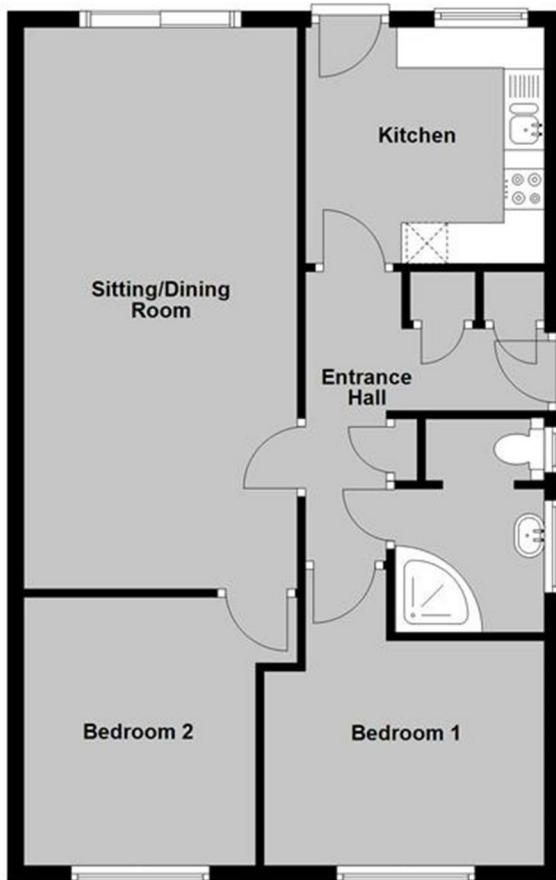
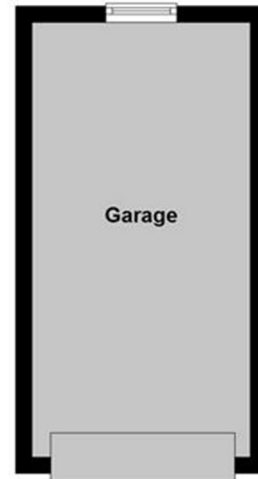
- Garden 77' x 30' (23.47m x 9.14m)
- Garage 17'7" x 8'10" (5.36m x 2.69m)





Ground Floor

Main area: approx. 66.5 sq. metres (716.1 sq. feet)
Plus garages, approx. 14.5 sq. metres (155.6 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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| Energy Efficiency Rating | |
|--------------------------|-----------------------|
| Current | Potential |
| Current: A | Potential: B |
| Current: 88 | Potential: 92 |
| Current: 92 | Potential: 95 |
| Current: 95 | Potential: 98 |
| Current: 98 | Potential: 100 |
| Current: 100 | Potential: 100 |

England & Wales
EPC Directive
2002/91/EC

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