CHRISTOPHER HODGSON









Seasalter, Whitstable

£500,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Seasalter, Whitstable

3 Columbia Avenue, Seasalter, Whitstable, Kent, CT5 4DG

A spacious detached bungalow enjoying a highly sought-after location within close proximity of the beach and within walking distance of Whitstable town centre, highly regarded schools and Whitstable railway station (1.6 miles).

The property would now benefit from a programme of modernisation but offers considerable scope to extend and remodel the existing accommodation (subject to all necessary consents being obtained). The bright and generously proportioned accommodation comprises an entrance porch, entrance hall, sitting room, kitchen, three double bedrooms and a bathroom.

Outside, the rear garden is a particularly attractive feature of the property, extending to approximately 61ft (18m) by 60ft (18m) and offering excellent potential to further enhance the existing accommodation if desired. An integral garage and driveway provide off-street parking for a number of vehicles. No onward chain.







LOCATION
Columbia Avenue is a highly sought-after residential location in the popular seaside town of Whitstable, enjoying an elevated position within easy reach of Duncan Downs and Seasalter Beach. Whitstable is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. The High Street and Harbour Street offer a diverse range of boutique shops, cafés, restaurants and leisure amenities. Whitstable mainline railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, offering access to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 17'0" x 15'8" (5.2m x 4.8m)
- Bedroom 1 14'6" x 11'11" (4.42m x 3.65m)
- Bedroom 2 13'5" x 11'1" (4.11m x 3.39m)
- Bedroom 3 13'3" x 12'11" (4.05m x 3.94m)
- Kitchen 12'11" x 11'11" (3.95m x 3.65m)
- Bathroom 8'3" x 8'2" (2.52m x 2.51m)

OUTSIDE

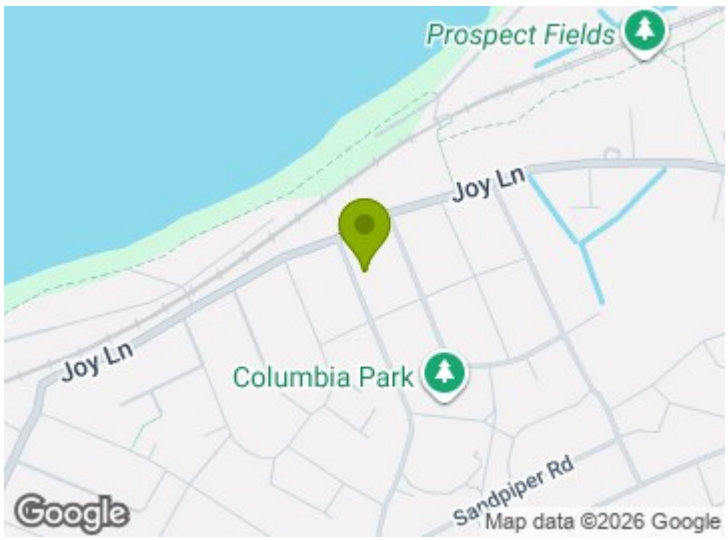
- Garden 61' x 60' (18.59m x 18.29m)
- Garage 16'0" x 8'9" (4.9m x 2.67m)

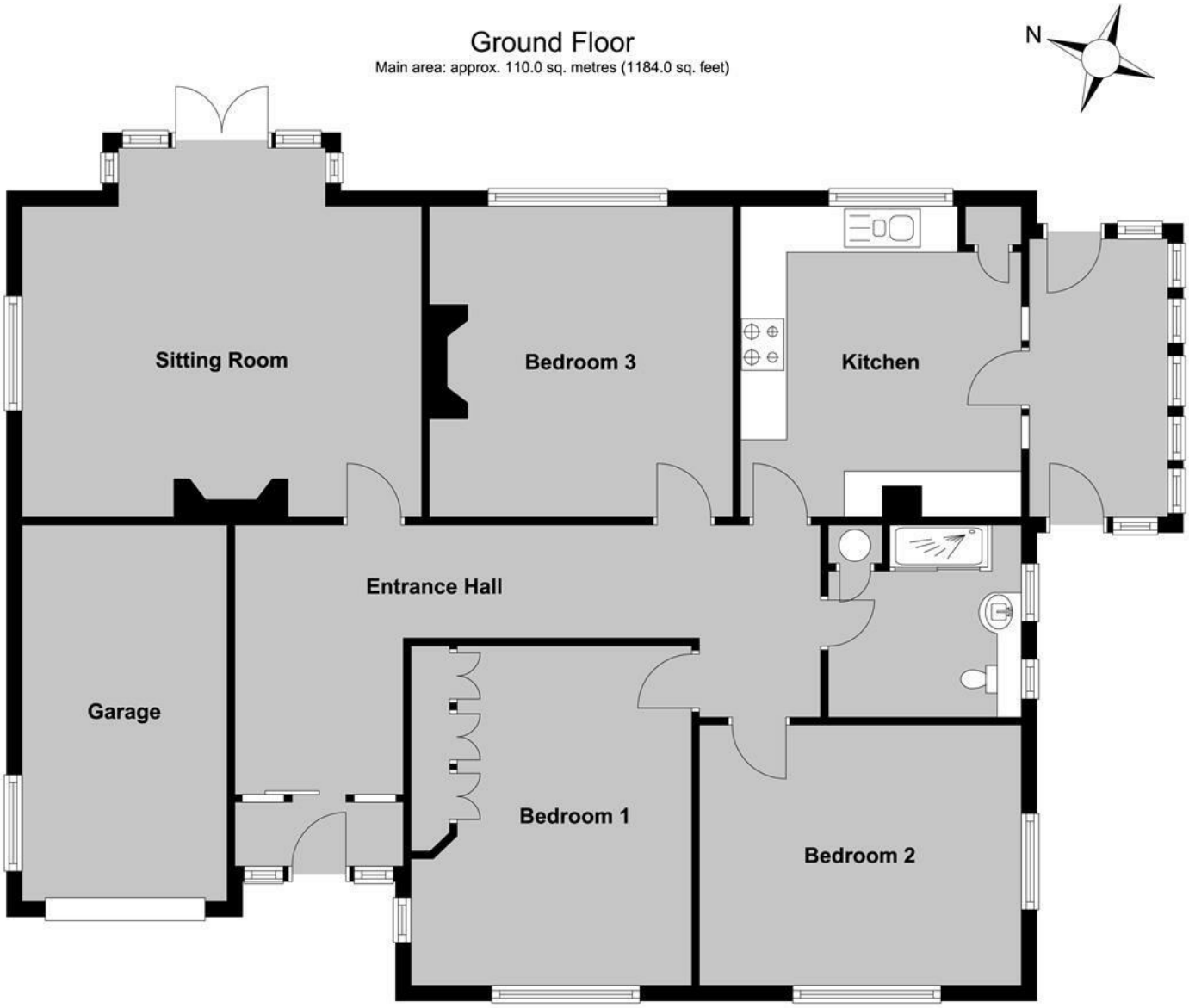









Prospect Fields
Joy Ln
Joy Ln
Columbia Park
Sandpiper Rd
Google
Map data ©2026 Google

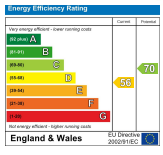


Main area: Approx. 110.0 sq. metres (1184.0 sq. feet)

Plus Garage: Approx. 13.1 sq. metres (140.8 sq. feet)

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

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

Folio No. 7708/MS

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