

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

66 St. Johns Road, Swalecliffe, Whitstable, Kent, CT5 2RJ

A spacious semi-detached bungalow situated in a much sought after central location and conveniently positioned for access to schools, shops, the seafront, bus routes, and is just a 0.3 miles from Chestfield & Swalecliffe mainline railway station.

The property would now benefit from a programme of modernisation throughout, and there is considerable scope to further extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room open-plan to a dining room, a kitchen, two double bedrooms, a shower room, and a cloakroom. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

The mature and established rear garden enjoys a south westerly aspect and extends to 68ft (20.7m), incorporating a utility room, and storage. A driveway to the front of the property provides an area of off-street parking. No onward chain.



LOCATION

St Johns Road is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and just a 0.3 miles from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 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

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 12'1" x 12'0" (3.68m x 3.66m)
- Dining Room 12'4" x 6'7" (3.76m x 2.00m)
- Kitchen 9'9" x 8'2" (2.97m x 2.48m)

- Bedroom 1 13'2" x 10'2" (4.01m x 3.10m)

- Bedroom 2 10'1" x 8'11" (3.07m x 2.72m)

- Shower Room

- Cloakroom

OUTSIDE

- Garden 68' x 28' (20.73m x 8.53m)

- Utility 7'7" x 7'4" (2.30m x 2.24m)

- Storage Shed 16'8" x 7'2" (5.08m x 2.18m)

- Storage 8'5" x 7'10" (2.57m x 2.39m)

SOLAR ENERGY

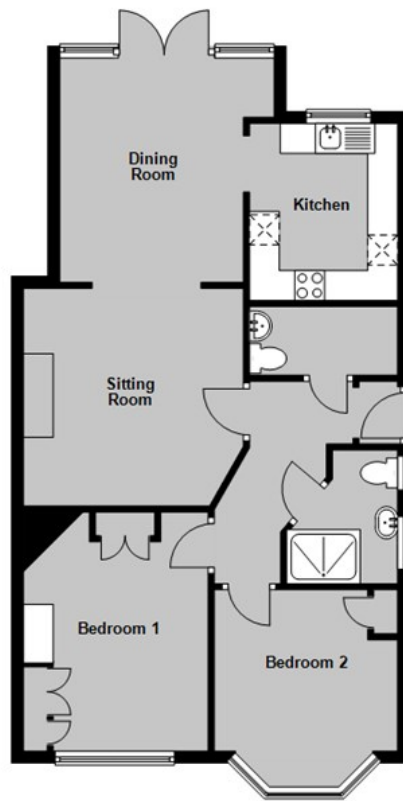
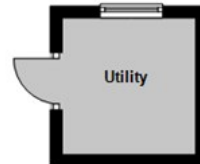
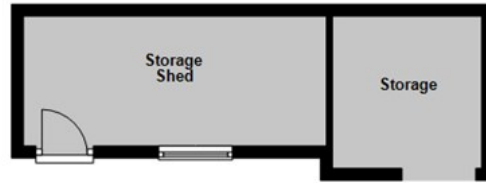
The property benefits from photovoltaic solar panels which contribute towards the electricity supply and help to reduce running costs.





Ground Floor

Main area: approx. 68.7 sq. metres (739.5 sq. feet)
Plus outbuildings: approx. 22.6 sq. metres (243.0 sq. feet)



Main area: Approx. 68.7 sq. metres (739.5 sq. feet)
Plus outbuildings: approx. 22.6 sq. metres (243.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Below average (D)	D		
Below average (E)	E		
Below average (F)	F		
Below average (G)	G		
Energy Efficiency Rating		76	80
England & Wales			

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

