

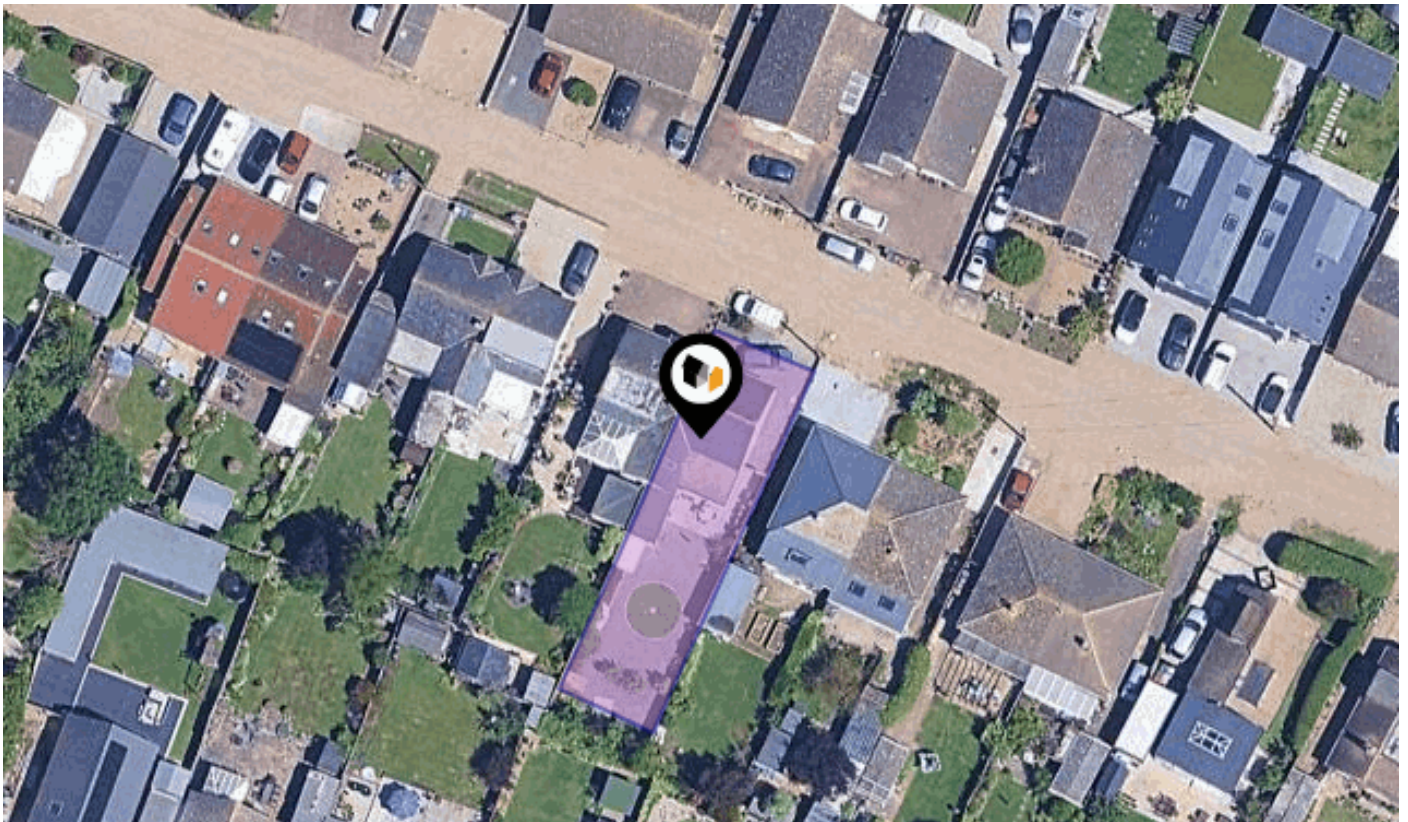


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd July 2025



EDEN ROAD, SEASALTER, WHITSTABLE, CT5

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This beautifully presented bungalow is one not to miss. Situated on Eden Road you will find this property just a short walk from the seafront with easy access to bus routes and shops close by, an ideal home by the sea. Please Quote Ref:JV0094.

Nestled in a peaceful residential street just moments from Seasalter's picturesque shoreline, is this delightful three-bedroom semi-detached home with a versatile layout designed for modern living. Once inside, the property is finished to a very high standard throughout with lots of added extras, including a clearview multifuel log burner, softened water drinking tap and a light tube which fills the dining area with natural light. There are two double bedrooms and a further single bedroom. The living area is open plan with double doors out to the sunny, south westerly garden. You will also find modern kitchen with a stunning sky lantern and a bathroom that has the benefit of a rainfall shower and whirlpool bath. Outside, to the rear the garden is super low maintenance with a variety of fruit trees, an indian sandstone patio and side access.

Location:

Situated on the highly sought-after Eden Road, this home enjoys a prime location less than half a mile from the stunning Seasalter seafront, making it perfect for coastal walks, paddleboarding, or simply enjoying sunsets by the water. A range of local amenities, including shops, a post office, and bus routes, are just a short stroll away, while Whitstable's vibrant high street with its boutique shops, renowned seafood restaurants, and thriving arts scene is only a few minutes' drive.

For commuters, excellent transport links include easy access to the A299 and M2, as well as Whitstable railway station, offering regular services to London Victoria and high-speed trains to St Pancras. Eden Road is a quiet, unadopted street made up of charming bungalows and family homes, offering a sense of community and tranquillity.

GROUND FLOOR

Entrance Hall

Lounge (4.77m x 3.69m / 15'8" x 12'1")

Dining Room (4.08m x 2.71m / 13'5" x 8'11")

Kitchen (1.77m x 3.84m / 6'6" x 12'7")

Main Bedroom (3.76m x 3.94m / 12'4" x 12'11")

Bedroom 2 (2.64m x 3.33m / 8'8" x 10'11")

Study / Bedroom 3 (1.54m x 2.42m / 5'1" x 7'11")

Bathroom (2.04m x 3.09m / 6'8" x 10'2")

Store / Greenhouse

OUTSIDE

Rear Garden

Front Garden

Driveway



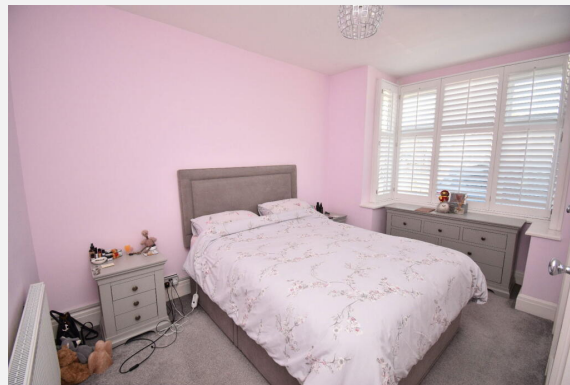
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.07 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,064		
Title Number:	K62527		

Local Area

Local Authority:	Canterbury	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2 mb/s	73 mb/s	- mb/s
• Surface Water	Very low			

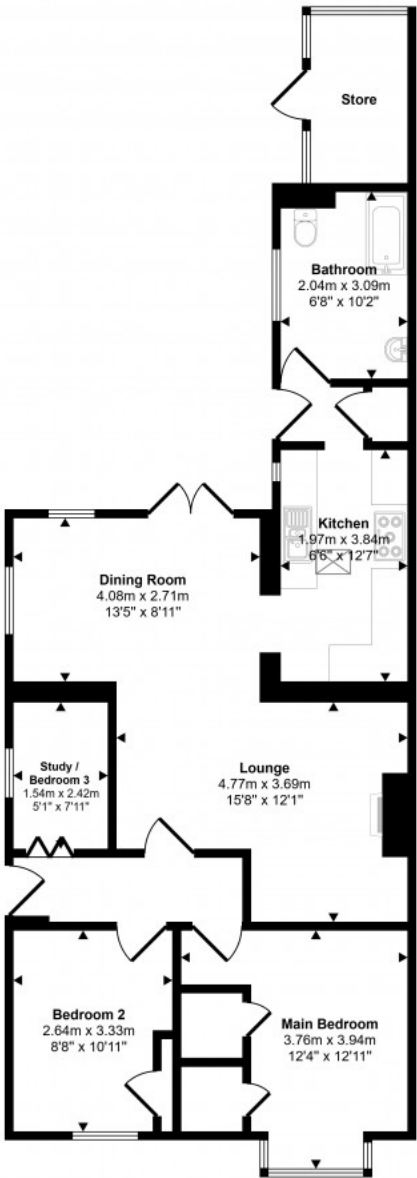
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						





EDEN ROAD, SEASALTER, WHITSTABLE, CT5

Approx Gross Internal Area
84 sq m / 902 sq ft

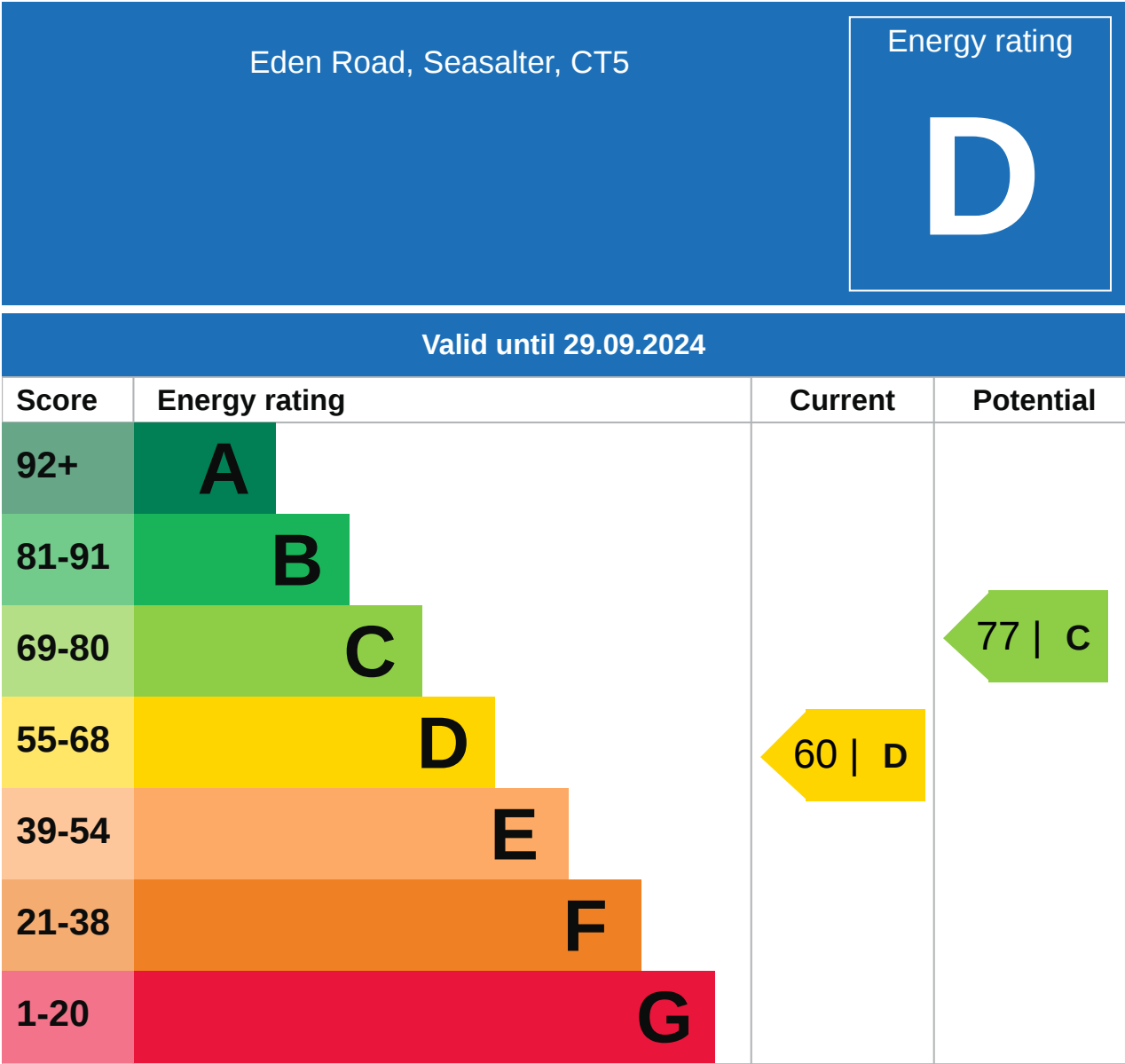


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property

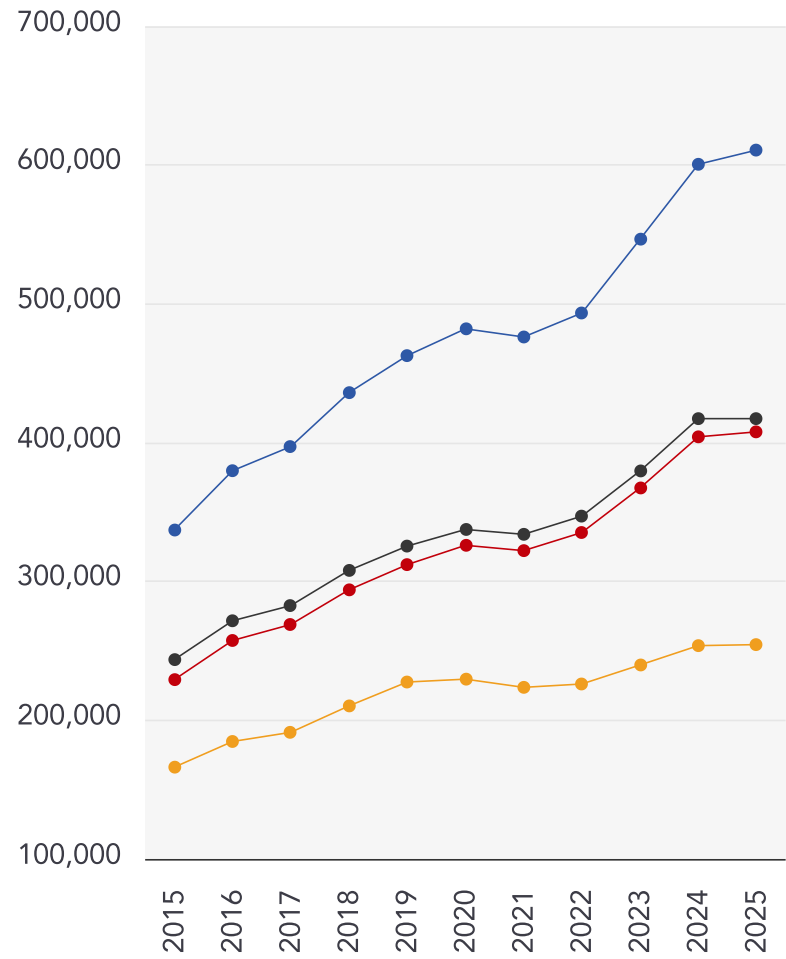
EPC - Certificate



Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²

10 Year History of Average House Prices by Property Type in CT5



Detached

+81.23%

Terraced

+71.26%

Semi-Detached

+77.88%

Flat

+53.14%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

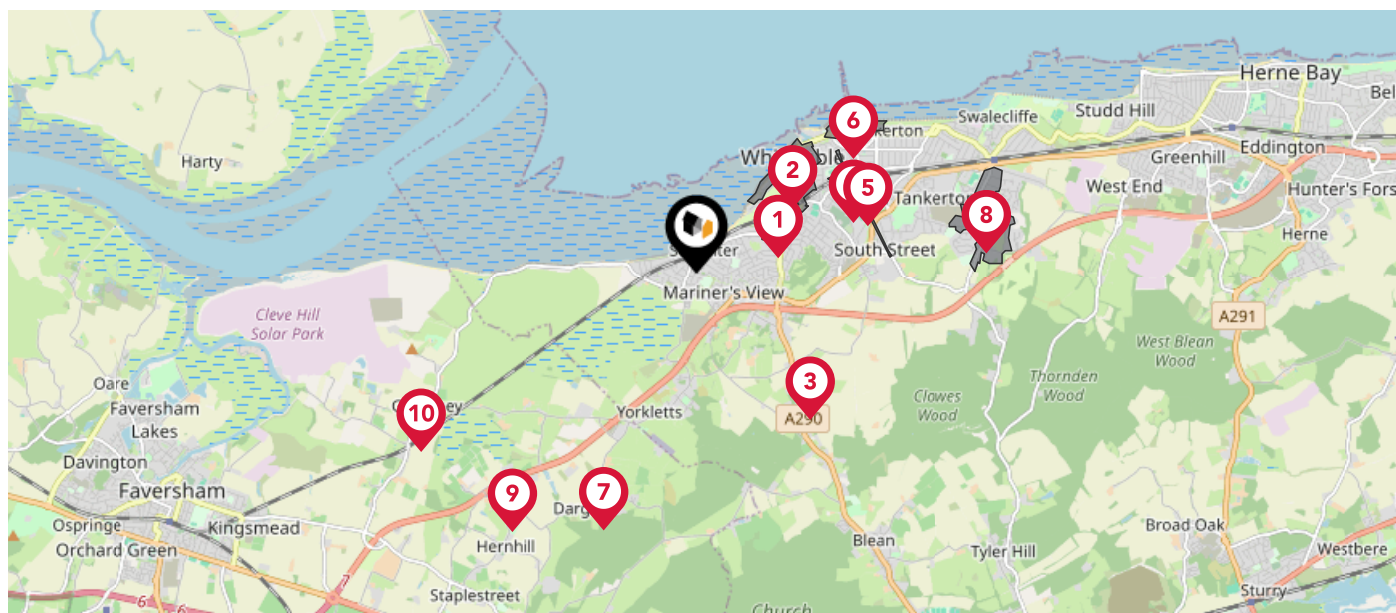
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



South Whitstable



Whitstable Town



Courts Lee Manor, Whitstable



Canterbury and Whitstable Railway, Whitstable Station



Church Street, Whitstable



Tankerton



Dargate, Hernhill



Chestfield



Fostall, Hernhill

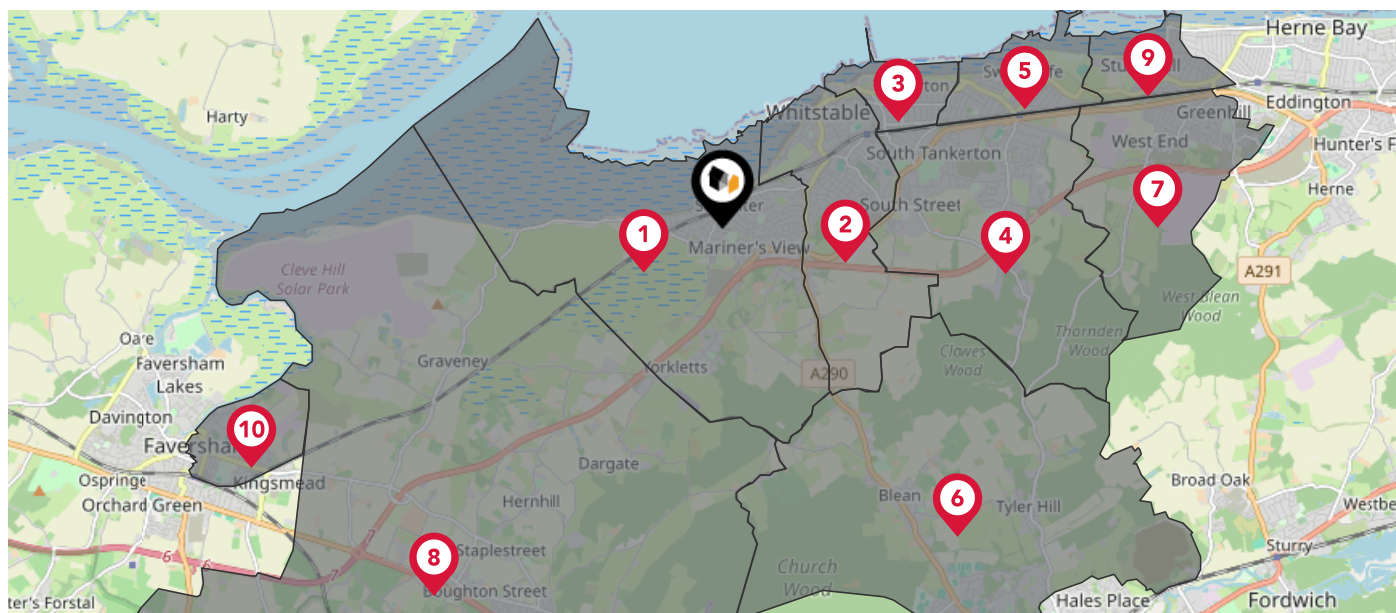


Graveney Church

Maps

Council Wards

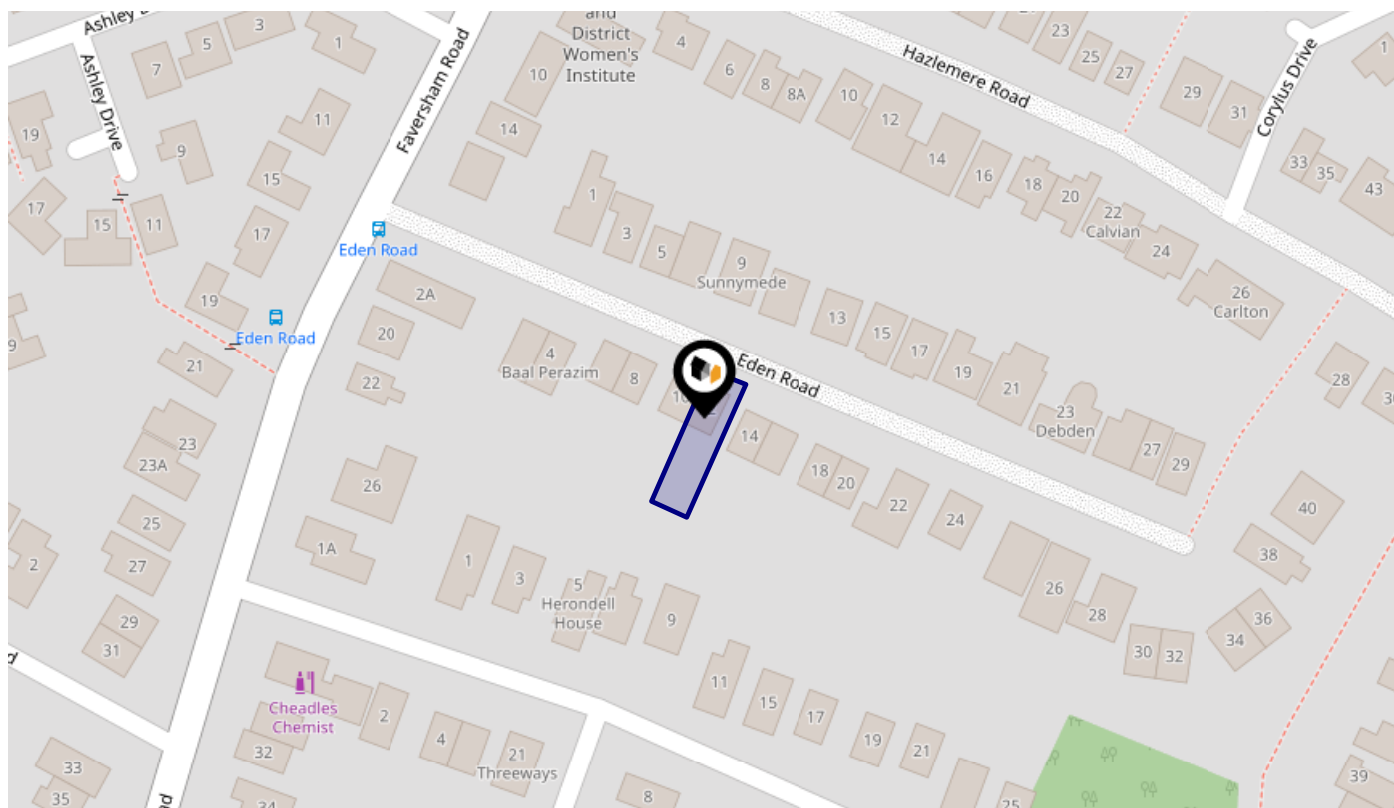
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Seasalter Ward
-  2 Gorrell Ward
-  3 Tankerton Ward
-  4 Chestfield Ward
-  5 Swalecliffe Ward
-  6 Blean Forest Ward
-  7 Greenhill Ward
-  8 Boughton and Courtenay Ward
-  9 West Bay Ward
-  10 Abbey Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

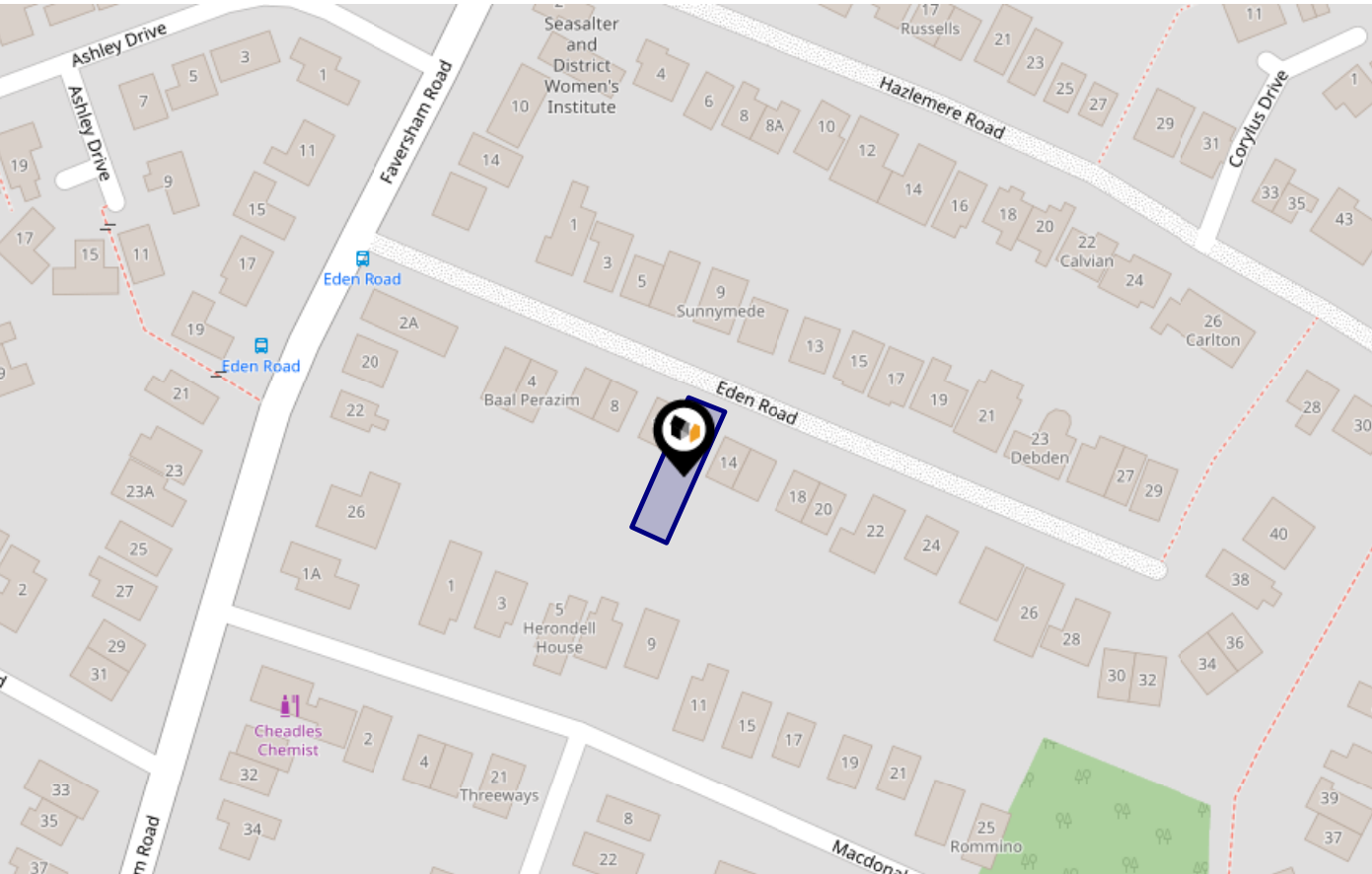
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

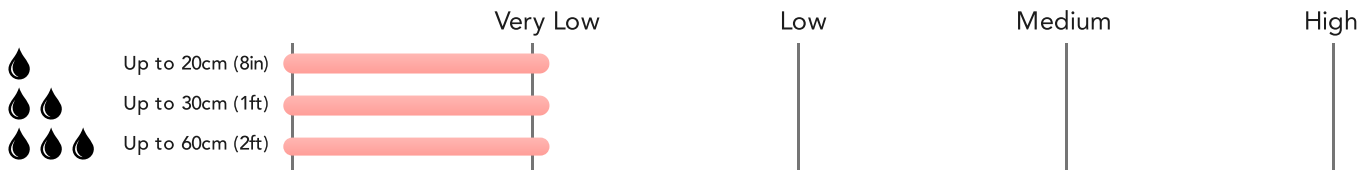


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

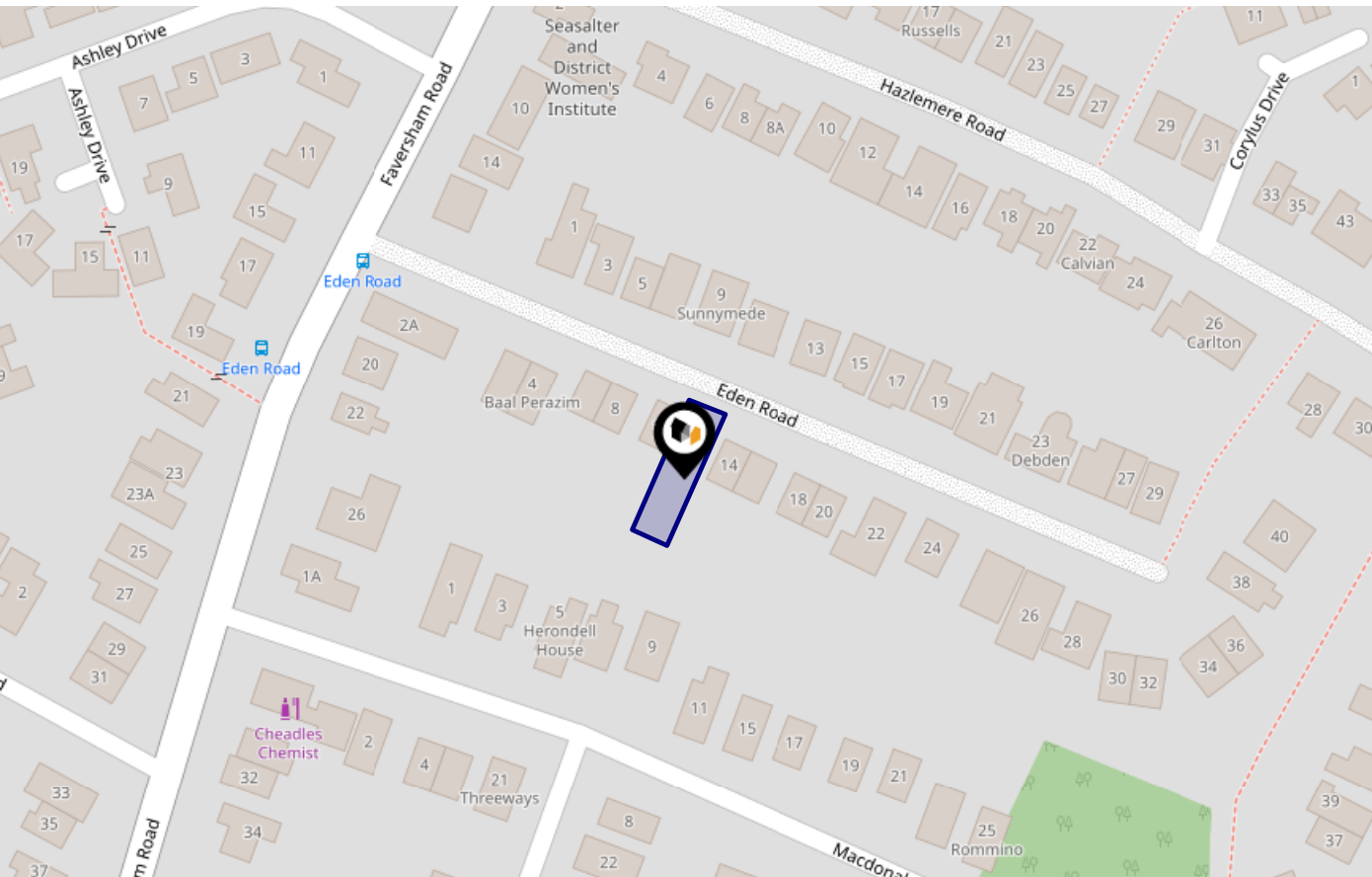
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

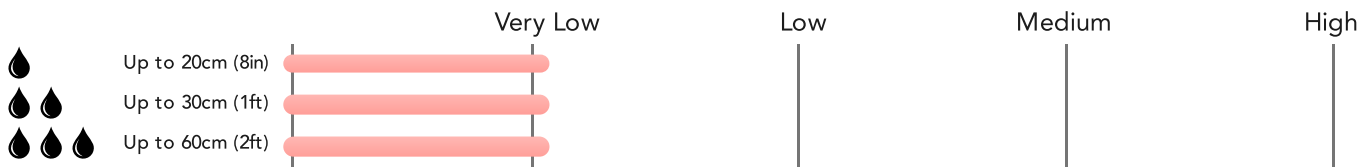


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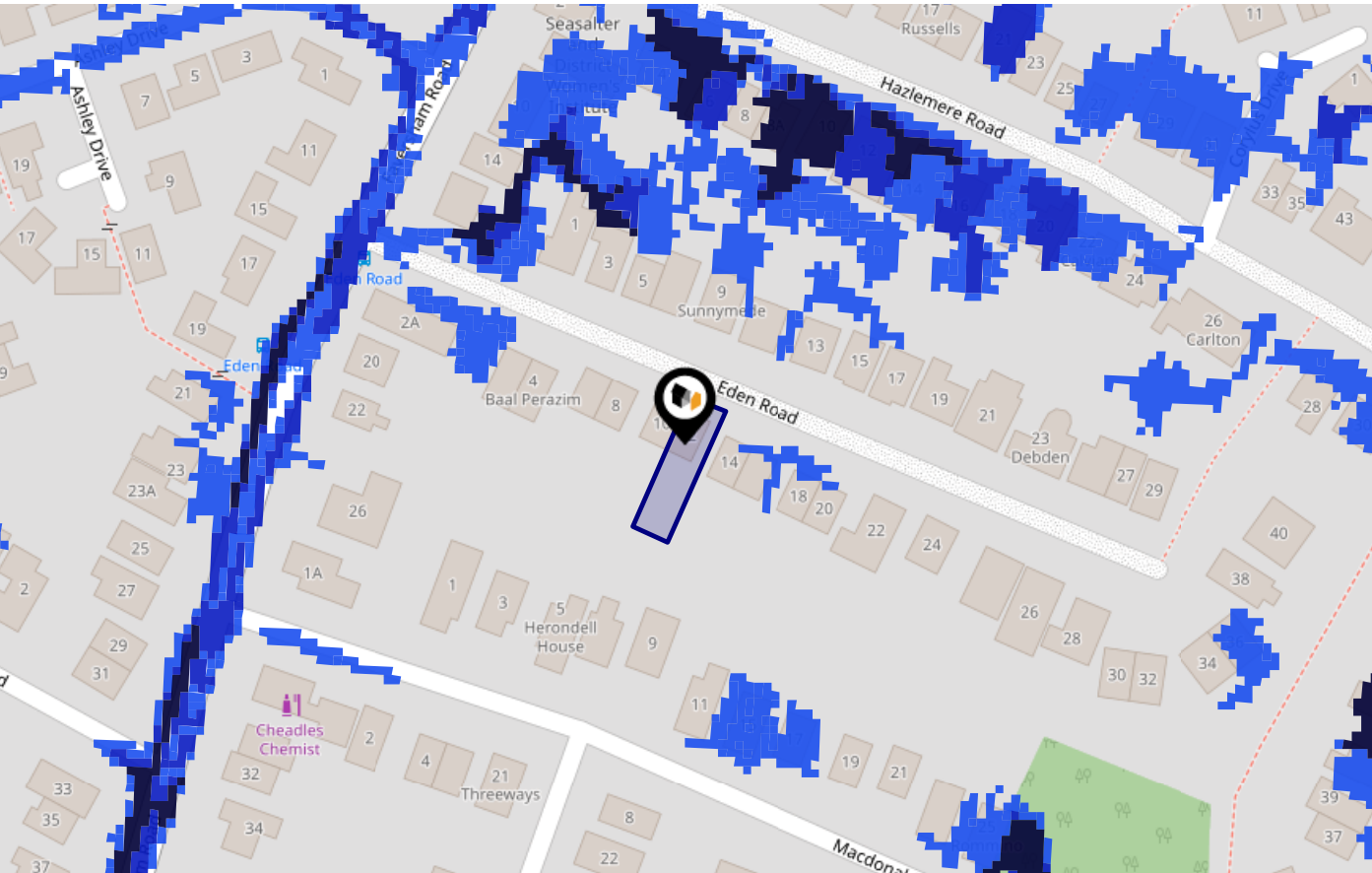
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

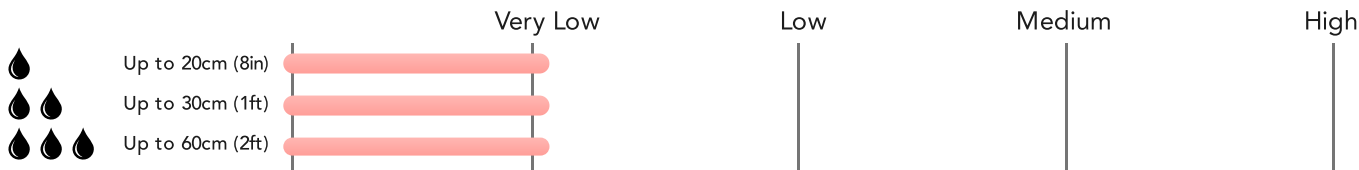


Risk Rating: Very low

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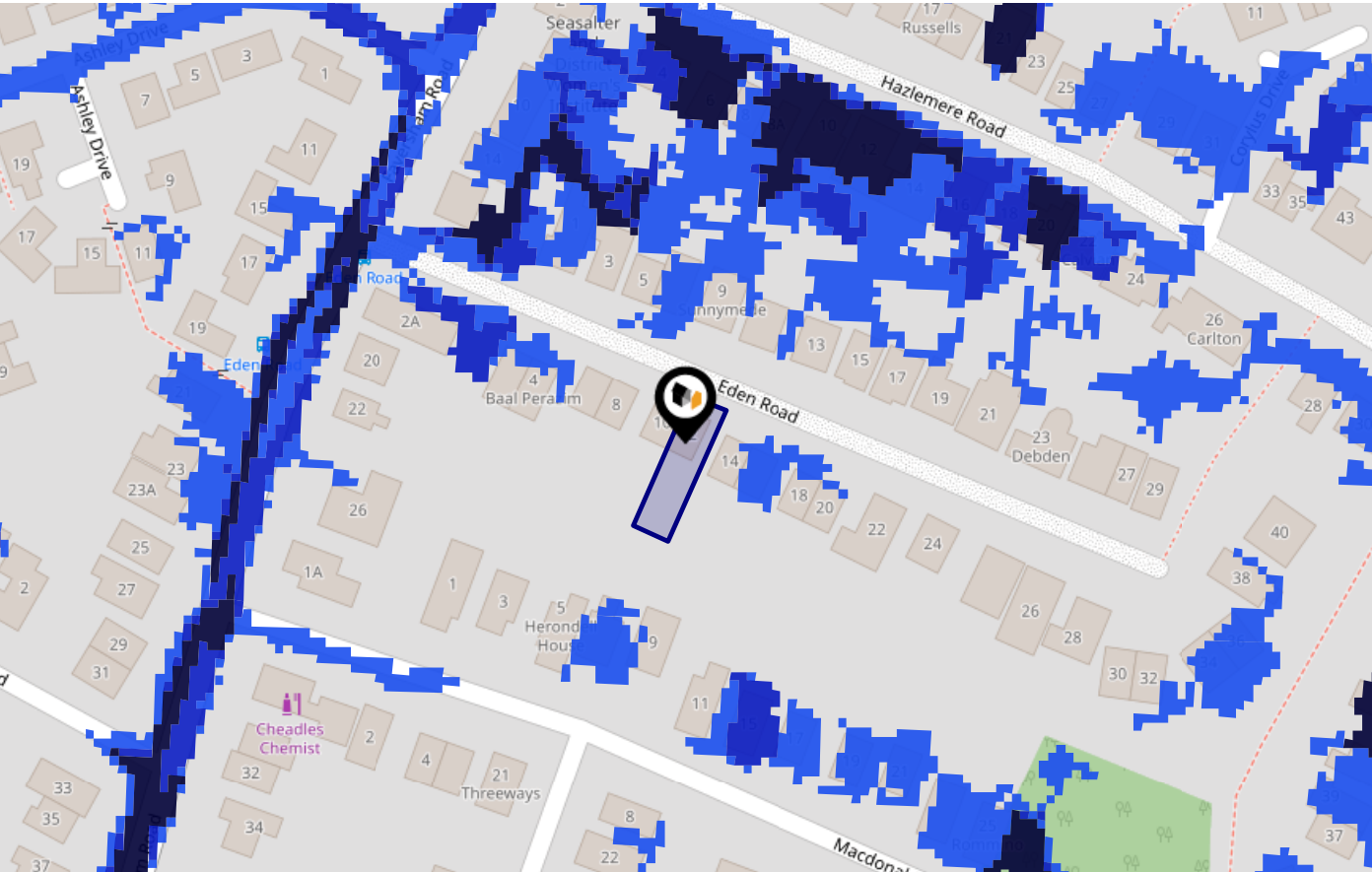
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

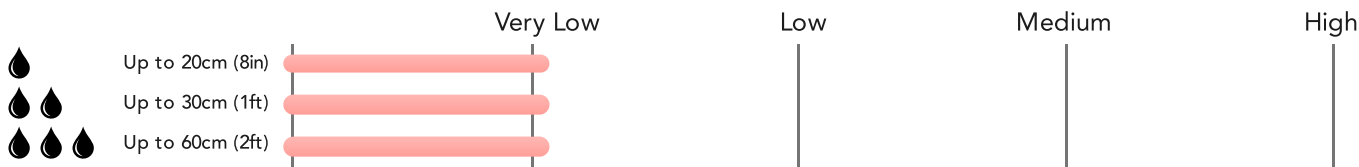


Risk Rating: Very low

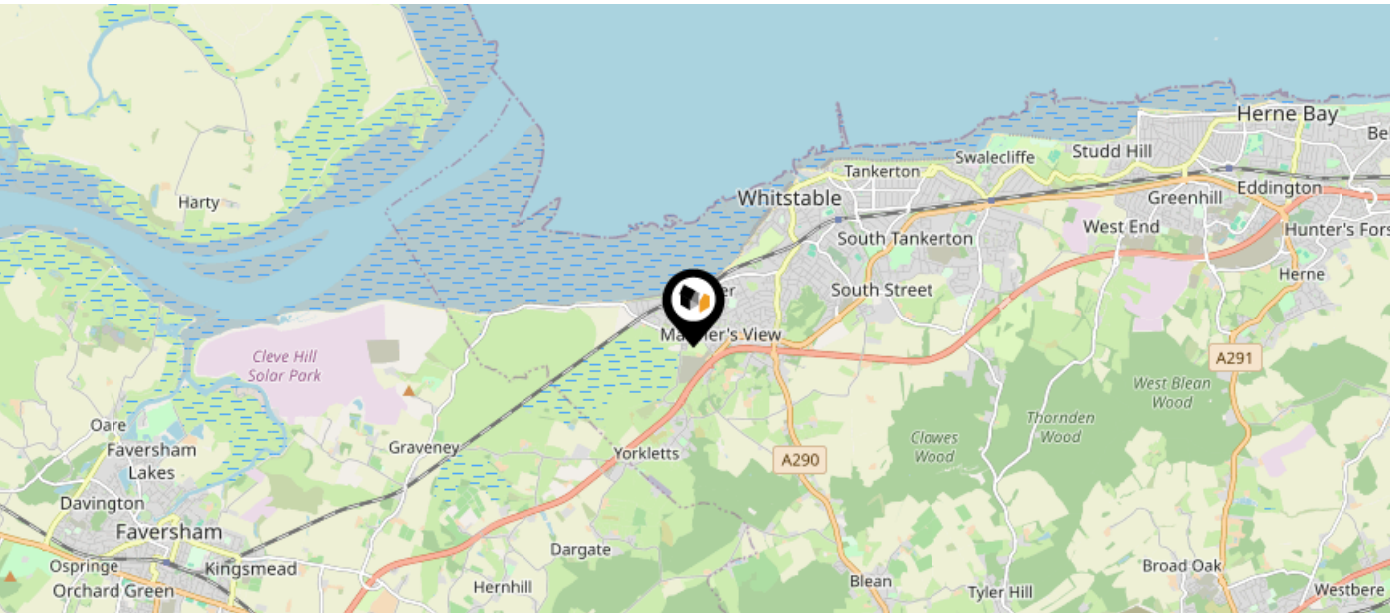
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Chance of flooding to the following depths at this property:



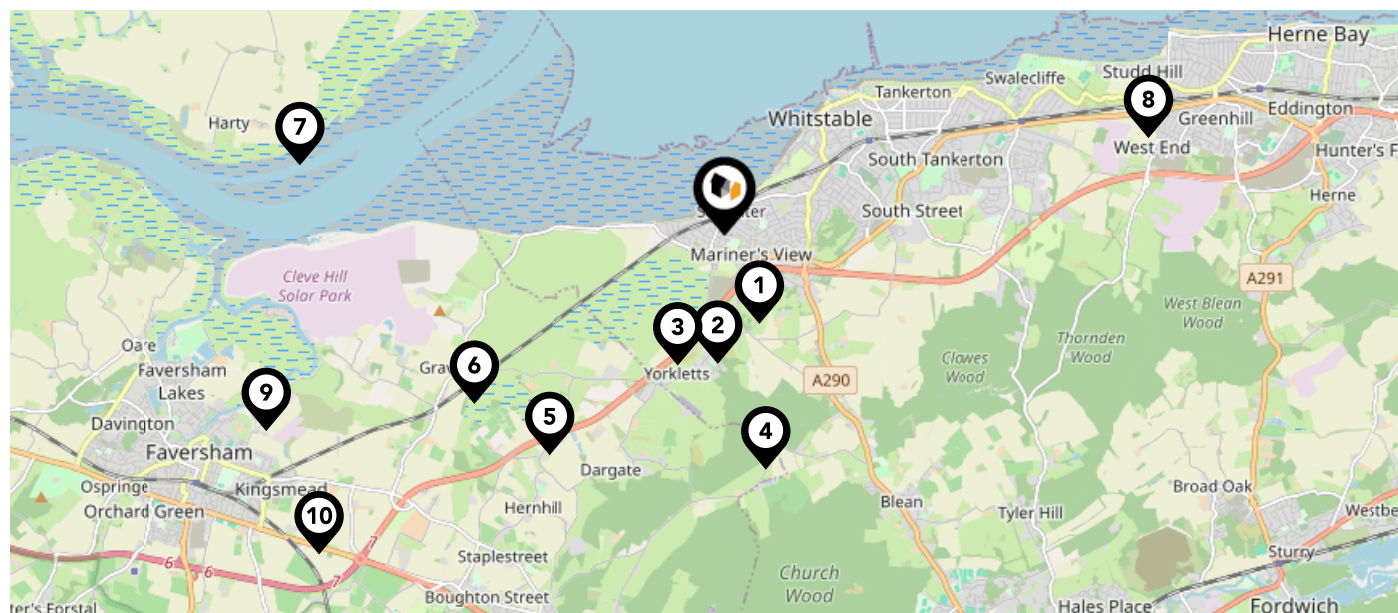
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



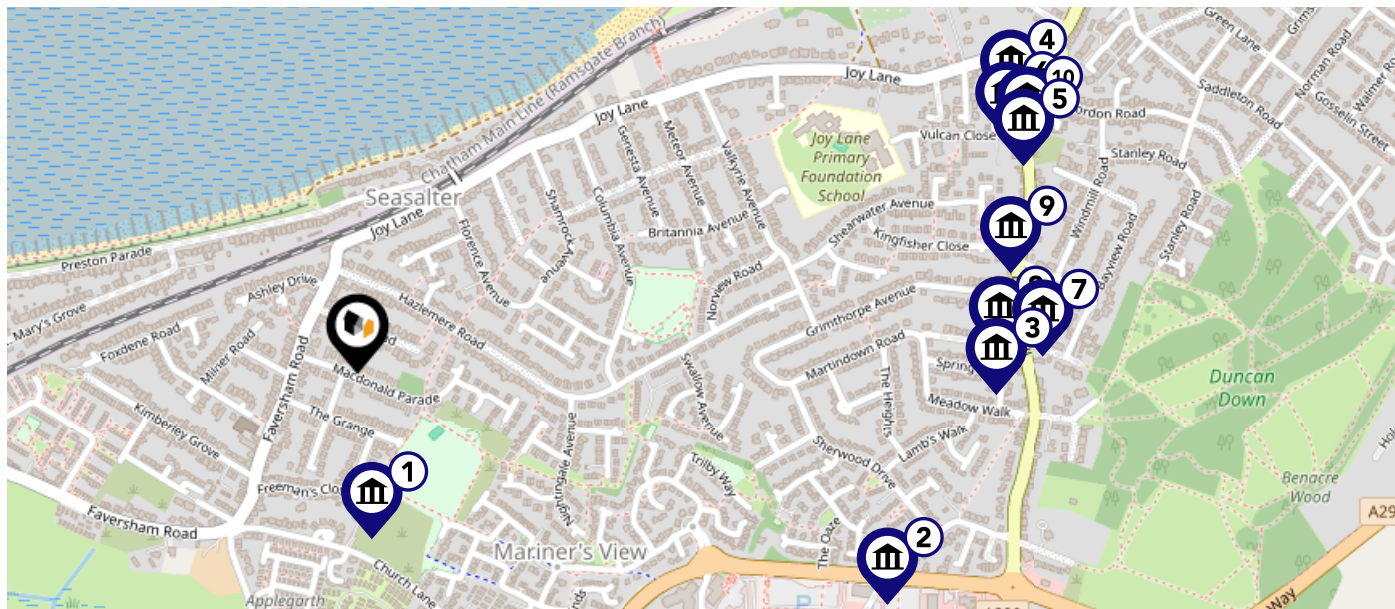
Nearby Landfill Sites

	Wraik Hill-Whitstable, Kent	Historic Landfill 
	Foxes Cross-Foxes Cross, Kent	Historic Landfill 
	Yorkletts-Thamet Way, Whitstable, Kent	Historic Landfill 
	Denstroude-Yorkletts, Kent	Historic Landfill 
	Lavender Farm-Swale, Kent	Historic Landfill 
	Graveney Landfill-Graveney, Kent	Historic Landfill 
	Sayers Court-Swale, Kent	Historic Landfill 
	Land West of Westbrook Lane-Stud Hill, Kent	Historic Landfill 
	Abbey Fields-Faversham, Kent	Historic Landfill 
	Ewell Farm-Swale, Kent	Historic Landfill 

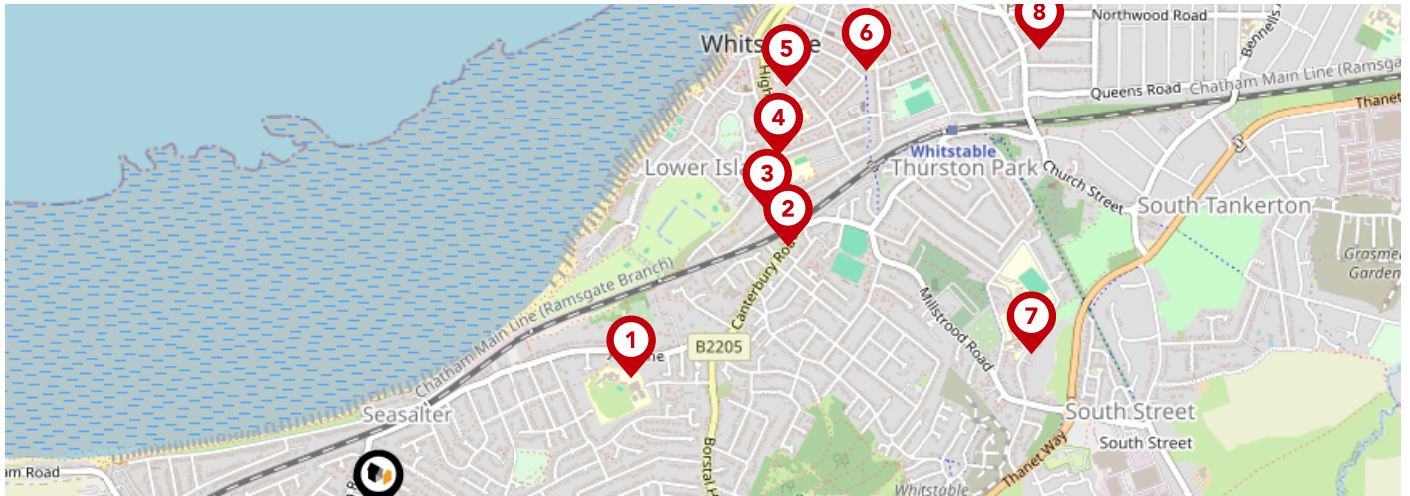
Maps

Listed Buildings

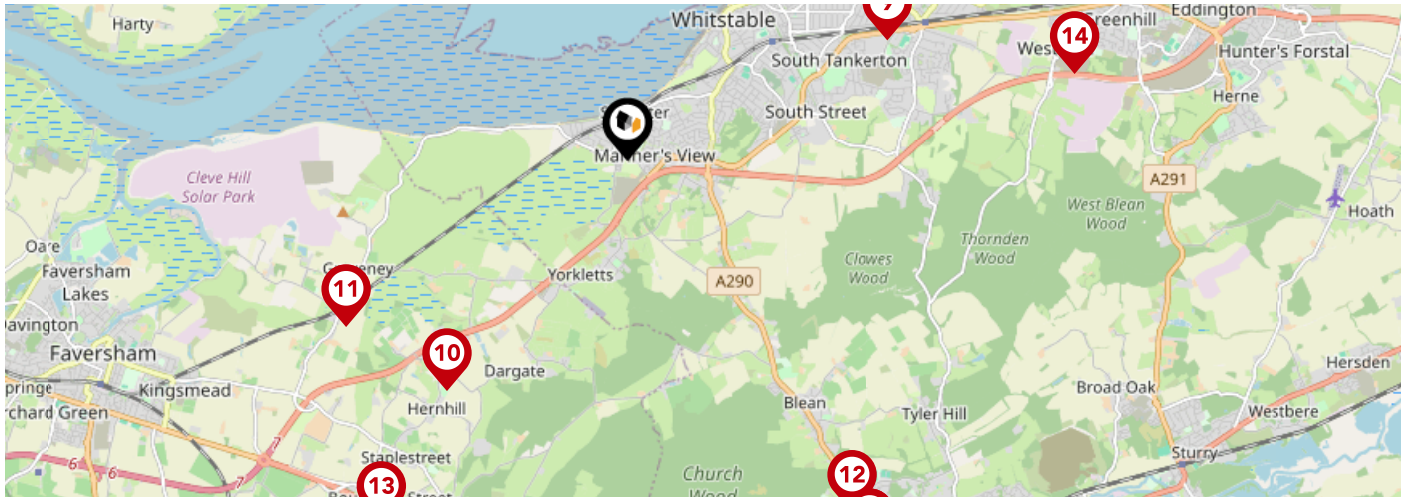
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1084929 - Seasalter Old Church, St Alphege	Grade II	0.2 miles
	1084944 - Sunset Caravans Limited Thirst Cottage	Grade II	0.7 miles
	1084967 - Sea View	Grade II	0.7 miles
	1086997 - Waypost House	Grade II	0.8 miles
	1335841 - 5, Borstal Hill	Grade II	0.8 miles
	1084966 - 18, Borstal Hill	Grade II	0.8 miles
	1084964 - Borstal Hill Windmill	Grade II	0.8 miles
	1336854 - The Stone House	Grade II	0.8 miles
	1335865 - The Four Horseshoes Public House	Grade II	0.8 miles
	1084963 - Grimshill	Grade II	0.8 miles



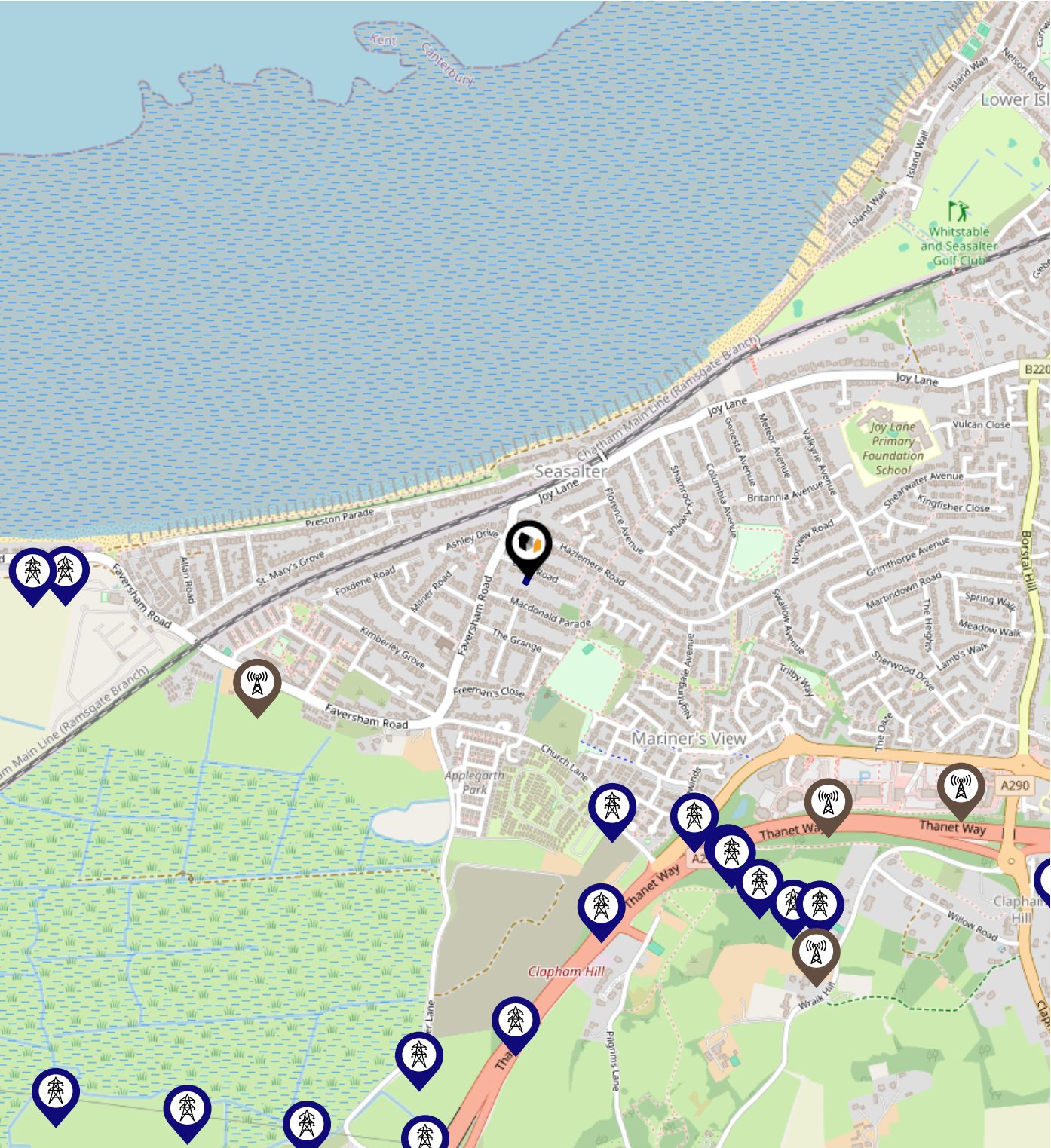
		Nursery	Primary	Secondary	College	Private
	Joy Lane Primary Foundation School Ofsted Rating: Good Pupils: 616 Distance:0.66	☐	☒	☐	☐	☐
	St Alphege Church of England Infant School Ofsted Rating: Good Pupils: 199 Distance:1.13	☐	☒	☐	☐	☐
	Whitstable Junior School Ofsted Rating: Good Pupils: 223 Distance:1.14	☐	☒	☐	☐	☐
	Whitstable and Seasalter Endowed Church of England Junior School Ofsted Rating: Outstanding Pupils: 212 Distance:1.24	☐	☒	☐	☐	☐
	ISP School Whitstable Ofsted Rating: Good Pupils: 11 Distance:1.37	☐	☐	☒	☐	☐
	Westmeads Community Infant School Ofsted Rating: Requires improvement Pupils: 143 Distance:1.53	☐	☒	☐	☐	☐
	The Whitstable School Ofsted Rating: Good Pupils: 1122 Distance:1.56	☐	☐	☒	☐	☐
	St Mary's Catholic Primary School, Whitstable Ofsted Rating: Good Pupils: 343 Distance:1.87	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Swalecliffe Community Primary School Ofsted Rating: Good Pupils: 544 Distance:2.65	☐	☒	☐	☐	☐
	Hernhill Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:2.72	☐	☒	☐	☐	☐
	Graveney Primary School Ofsted Rating: Good Pupils: 105 Distance:3.04	☐	☒	☐	☐	☐
	Blean Primary School Ofsted Rating: Outstanding Pupils: 430 Distance:3.87	☐	☒	☐	☐	☐
	Boughton-under-Blean and Dunkirk Primary School Ofsted Rating: Good Pupils: 203 Distance:4.07	☐	☒	☐	☐	☐
	Briary Primary School Ofsted Rating: Good Pupils: 289 Distance:4.21	☐	☒	☐	☐	☐
	Kent College (Canterbury) Ofsted Rating: Not Rated Pupils: 545 Distance:4.26	☐	☐	☒	☐	☐
	Kent College International Study Centre Ofsted Rating: Not Rated Pupils: 23 Distance:4.26	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

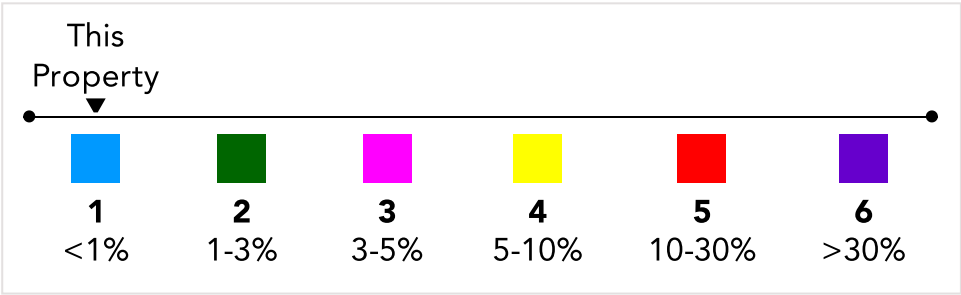
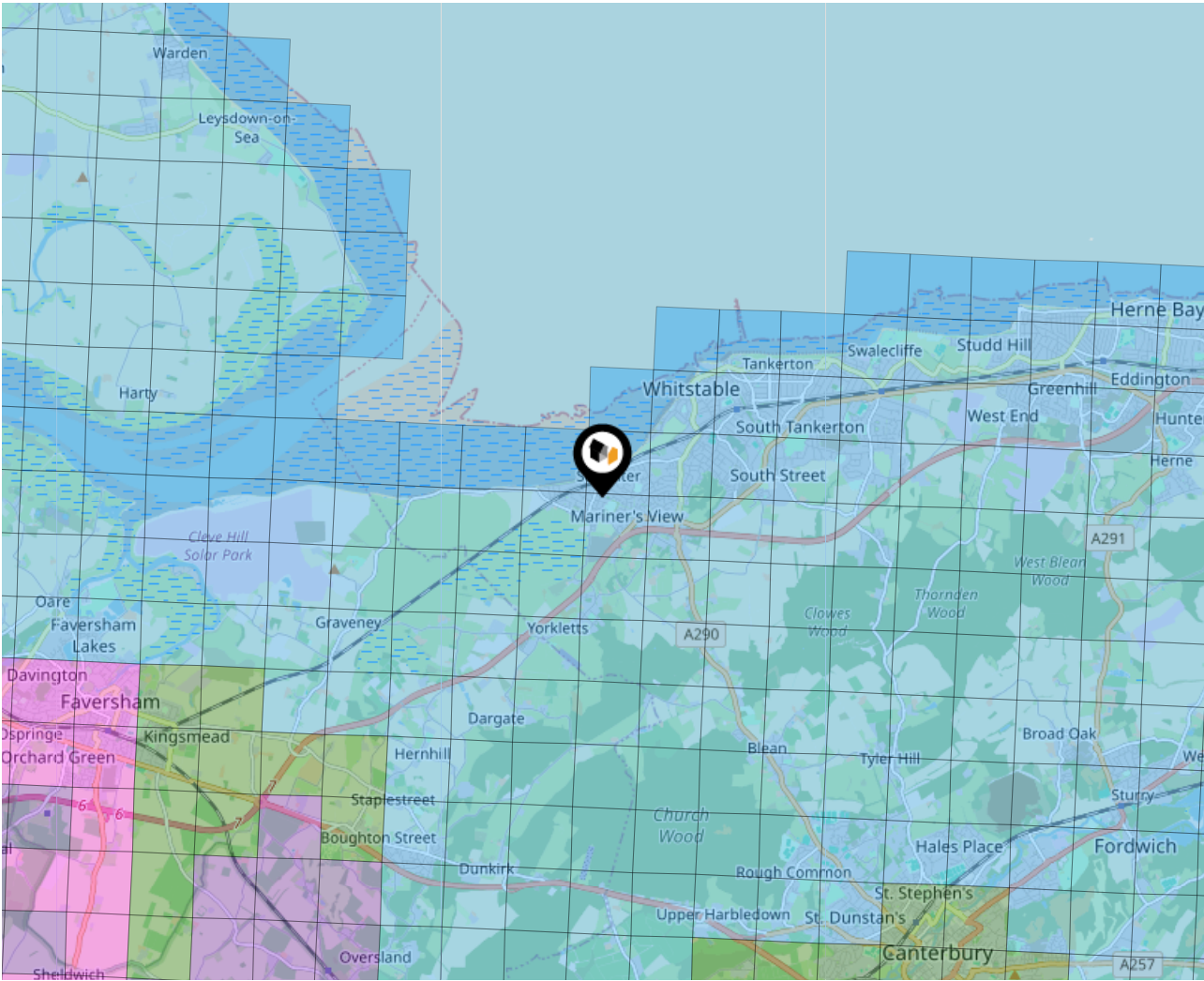


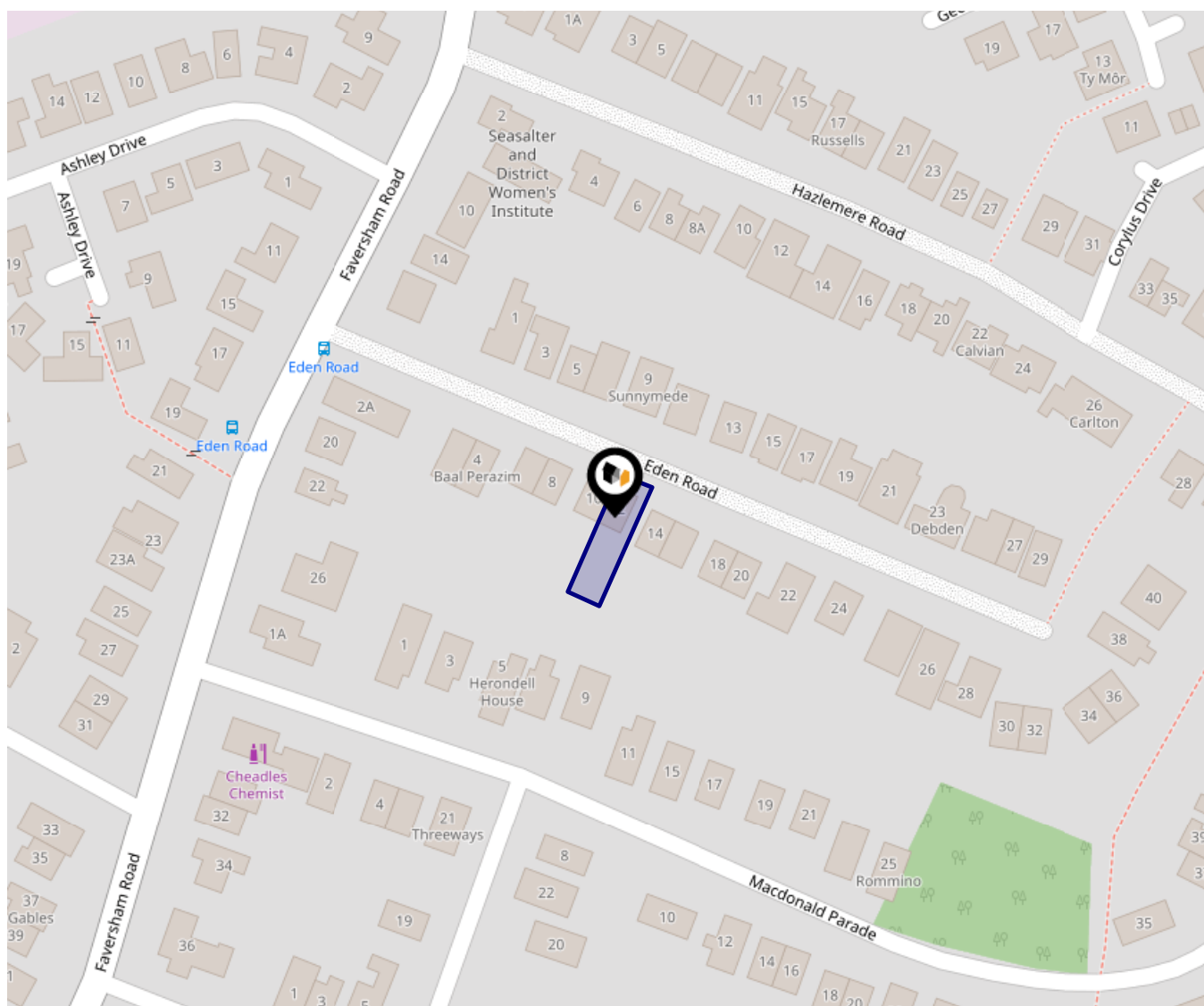
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





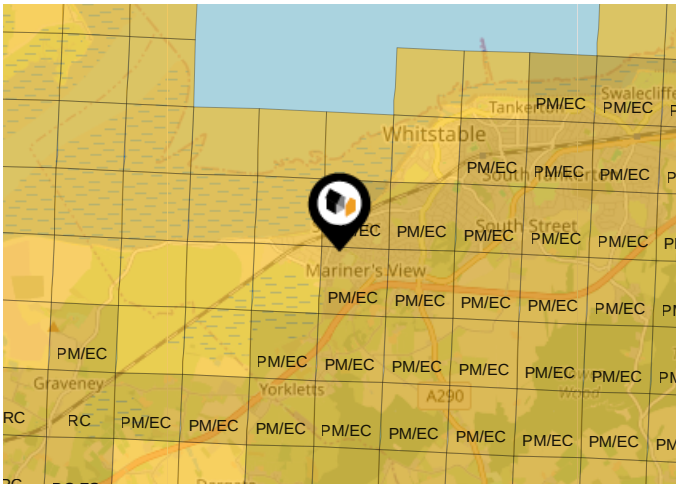
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

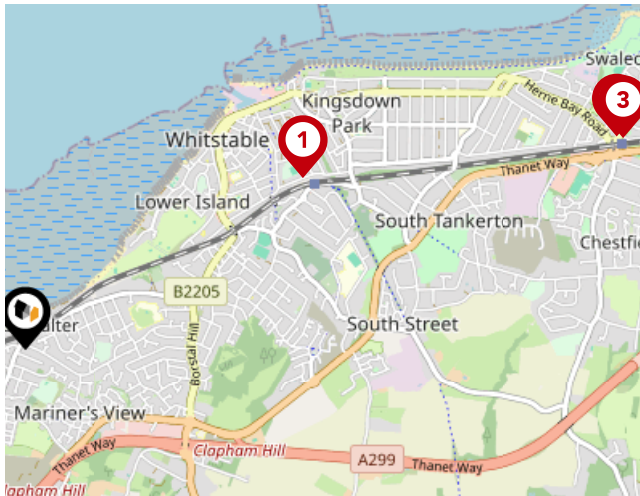


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

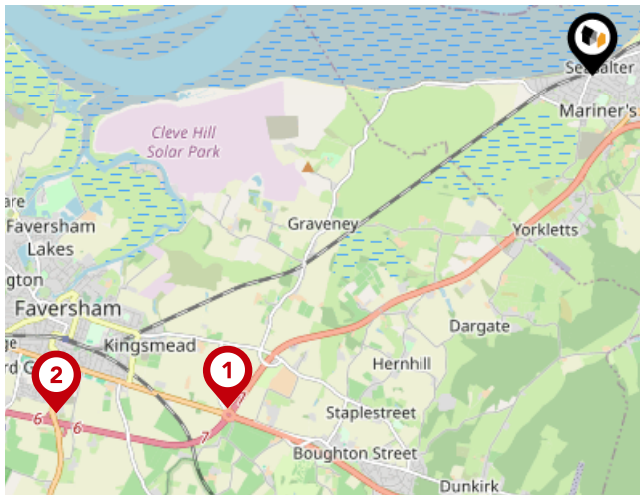
Area

Transport (National)



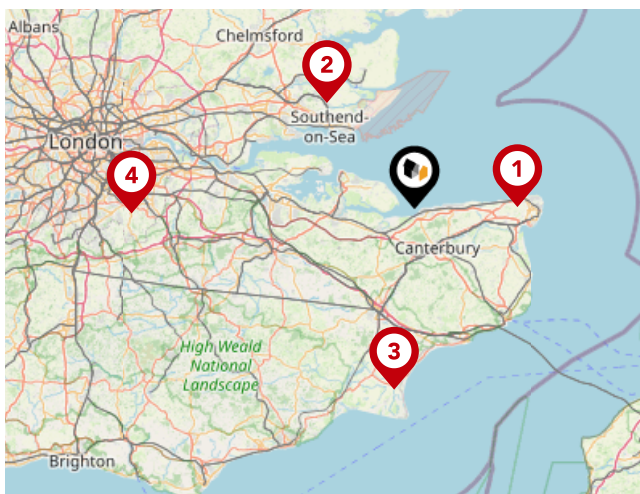
National Rail Stations

Pin	Name	Distance
	Whitstable Rail Station	1.5 miles
	Chestfield & Swalecliffe Rail Station	2.91 miles
	Chestfield & Swalecliffe Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	4.58 miles
	M2 J6	5.88 miles
	M20 J10	14.94 miles
	M20 J10A	15.16 miles
	M20 J9	14.09 miles

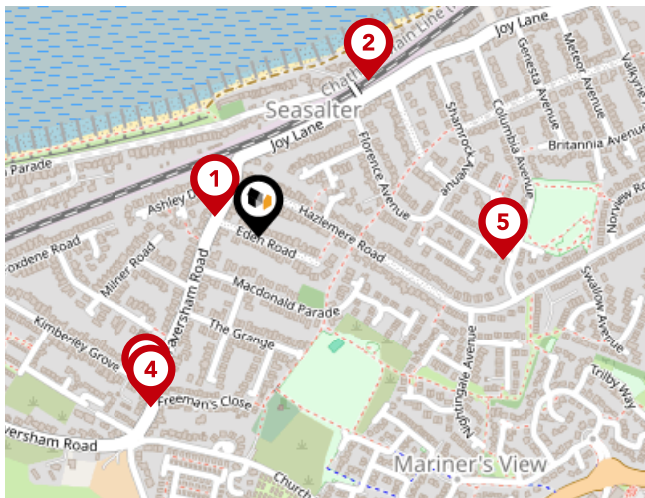


Airports/Helipads

Pin	Name	Distance
	Manston	15.34 miles
	Southend-on-Sea	20.14 miles
	Lydd Airport	27.24 miles
	Leaves Green	41.93 miles

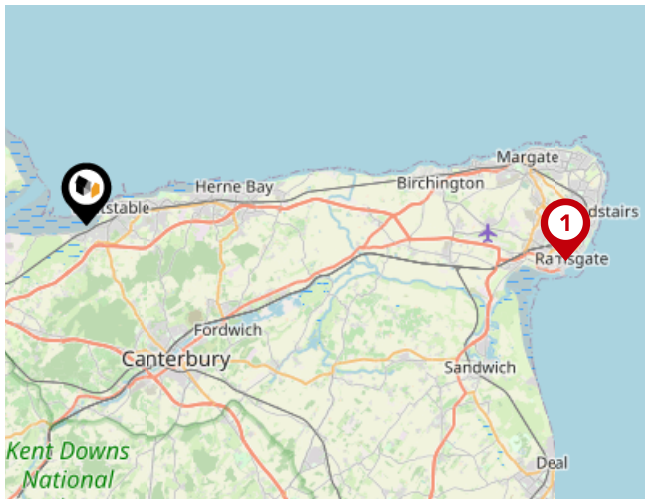
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eden Road	0.05 miles
2	Seasalter Bridge	0.22 miles
3	Seasalter Cross	0.22 miles
4	Seasalter Cross	0.23 miles
5	Shamrock Avenue	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Ramsgate Ferry Terminal	17.79 miles

JAMES VOYSEY



James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



/jamesvoyseyestateagent



/james-voysey-7ba90719b

James Voysey Powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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