



CHRISTOPHER HODGSON

Seasalter, Whitstable

68 Hazlemere Road, Seasalter, Whitstable, Kent, CT5 4AW

Freehold

A spacious detached family home situated on a tranquil private road in a highly sought after location, conveniently positioned for access to the beach and local amenities including two convenience stores, a post office, Seasalter Surgery and Pharmacy, and Whitstable town centre which is less than 2 miles distant.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, study, sitting room, dining room, family room, kitchen, utility room and cloakroom. The first floor comprises four bedrooms, two bathrooms and a cloakroom, including an en-suite bathroom to the principal bedroom.

The secluded rear garden enjoys a South Easterly aspect and extends to 74ft (22.5m) in depth, incorporating a generous decked terrace beneath a timber pergola, an area laid to lawn, and a studio/workshop with power and lighting. A block paved driveway provides off street parking for numerous vehicles and access to the attached garage.

Location

Hazlemere Road is a desirable private no-through road, situated off Faversham Road and is approximately two miles from Whitstable town centre. Whitstable offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Mainline rail services can be found at Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins). 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
- Sitting Room 22'0" x 12'1" (6.70m x 3.68m)

- Dining Room 9'11" x 9'11" (3.03m x 3.03m)
- Family Room 13'6" x 13'5" (4.12m x 4.10m)
- Study 9'9" x 7'11" (2.98m x 2.42m)
- Kitchen 13'7" x 12'10" (4.13m x 3.92m)
- Utility Room 9'4" x 3'8" (2.85m x 1.12m)

Cloakroom

FIRST FLOOR

- Bedroom 1 13'9" x 13'7" (4.20m x 4.15m)
- En-Suite Bathroom
- Bedroom 2 13'5" x 13'4" (4.10m x 4.08m)
- Bedroom 3 14'3" x 7'11" (4.35m x 2.42m)
- Bedroom 4 12'5" x 7'7" (3.80m x 2.32m)
- Bathroom
- Cloakroom

OUTSIDE

- Garden 74' x 50' (22.56m x 15.24m) at maximum points.
- Garage
- Workshop/Studio 14'7" x 12'9" (4.45m x 3.90m)

Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.

Disclosure of Interest

In accordance with the Estate Agents Act 1979 intending purchasers are advised that the vendor of this property is a relative of an employee of Christopher Hodgson Estate Agents.









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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Workshop/Studio

Ground Floor

Approx. 102.5 sq. metres (1103.7 sq. feet)



First Floor

Approx. 91.6 sq. metres (985.6 sq. feet)



Total area: approx. 194.1 sq. metres (2089.3 sq. feet)





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