

CHRISTOPHER HODGSON



Seasalter, Whitstable

£399,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Seasalter, Whitstable

41 Faversham Road, Seasalter, Whitstable, Kent, CT5 4AR

A spacious and smartly presented detached bungalow conveniently situated within close proximity of shops, amenities, bus routes, and only 10 minutes walk from Seasalter Beach. Whitstable town centre and station are less than 2 miles distant.

The generous accommodation totals 1206 sq ft (112 sq m) and comprises an entrance porch, entrance hall, living/dining room, kitchen, conservatory, three bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

Outside, the private and secluded rear garden is predominantly laid to lawn. To the front of the bungalow there is a blocked paved driveway providing off road parking for a number of vehicles and access to the integral garage. No onward chain.



Location

Faversham 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:

- Entrance Porch
- Entrance Hall
- Living/Dining 16'4" x 15'10" (4.98m x 4.82m)
- Kitchen 8'10" x 8'0" (2.69m x 2.45m)
- Conservatory 11'10" x 10'2" (3.61m x 3.10m)

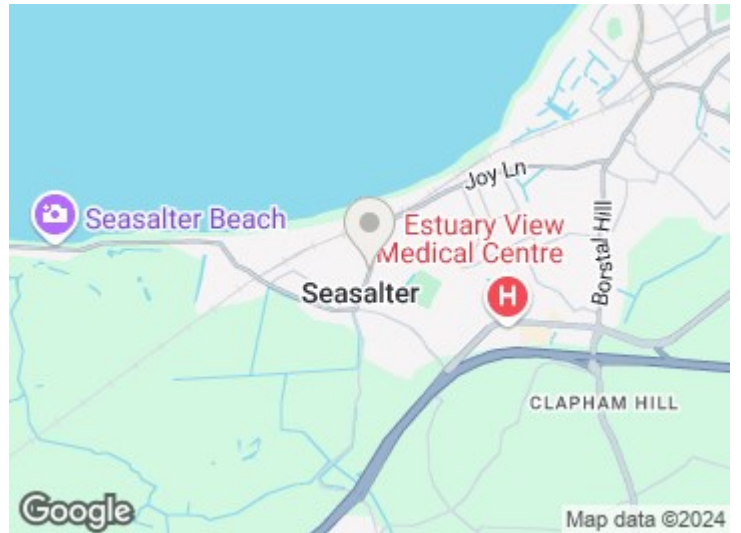
- Bedroom 1 11'5" x 10'9" (3.47m x 3.27m)
- En-Suite Shower Room 8'4" x 6'1" (2.54m x 1.85m)
- Bedroom 2 13'5" x 8'0" (4.08m x 2.45m)
- Bedroom 3 8'0" x 6'0" (2.44m x 1.83m)
- Bathroom 8'7" x 6' (2.62m x 1.83m)

OUTSIDE

- Integral Garage 18'1" x 10'8" (5.51m x 3.25m)
- Garden 34'7" x 30'7" (10.54m x 9.32m)

Video Tour

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



Ground Floor
Approx. 112.0 sq. metres (1206.1 sq. feet)



Total area: approx. 112.0 sq. metres (1206.1 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73.

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Energy Efficiency Rating		Current	Target
100 Energy efficient - Green rating scale	A		
75 Energy efficient - Green rating scale	B		
50 Energy efficient - Green rating scale	C		
25 Energy efficient - Green rating scale	D		
10 Energy efficient - Green rating scale	E		
5 Energy efficient - Green rating scale	F		
1 Energy efficient - Green rating scale	G		
Energy efficient - Green rating scale		82	80
England & Wales		80 Dec 2016	2016/17

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