



CHRISTOPHER HODGSON

Whitstable

7 Benacre Road, Whitstable, Kent, CT5 4NY

Freehold

A significantly extended detached family home situated on a private no-through road moments from Duncan Downs and conveniently positioned within walking distance of the bustling town centre and station (1.3 miles), as well as being accessible to the seafront, supermarkets, and Estuary View medical centre.

The beautifully planted gardens provide a great deal of privacy and incorporate a timber summerhouse with mains power, which is thought suitable for a variety of uses. An attached garage and driveway provide off road parking for a number of vehicles.

The bright and exceptionally spacious accommodation is arranged on the ground floor to provide a generous entrance hall with vaulted ceiling and galleried landing, a sitting room open-plan to dining room with wood burning stove and doors opening to the garden, a family room, smartly fitted kitchen, bedroom/study and utility room. To the first floor there are four double bedrooms and three bathrooms including a shared en-suite shower room.

Location

Benacre Road is a much sought after location in the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 16'5" x 11'11" (5.00m x 3.63m)
- Sitting Room 20'0" x 13'0" (6.10m x 3.96m)
- Dining Room 20'0" x 10'10" (6.10m x 3.30m)
- Family Room 20'11" x 10'9" (6.38m x 3.28m)
- Kitchen 11'11" x 7'5" (3.63m x 2.26m)
- Utility Room 5'8" x 4'3" (1.73m x 1.30m)
- Bedroom/Study 13'0" x 9'1" (3.95m x 2.77m)
- Shower Room 6'3" x 5'8" (1.91m x 1.73m)

FIRST FLOOR

- Galleried Landing
- Bedroom 1 15'9" x 15'9" (4.80m x 4.80m)
- Bedroom 2 18'6" x 10'7" (5.63m x 3.23m)
- Bedroom 3 18'6" x 9'4" (5.63m x 2.85m)

- Shared En-Suite Shower Room 9'2" x 5'10" (2.79m x 1.78m)
- Bedroom 4 12'0" x 9'1" (3.67m x 2.76m)
- Bathroom 7'11" x 7'5" (2.41m x 2.26m)

OUTSIDE

- Garage 16'0" x 10'8" (4.88m x 3.25m)
- Summer House 11'7" x 9'8" (3.53m x 2.95m)
- Rear Garden 73' x 61' (22.25m x 18.59m)









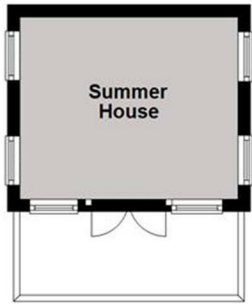
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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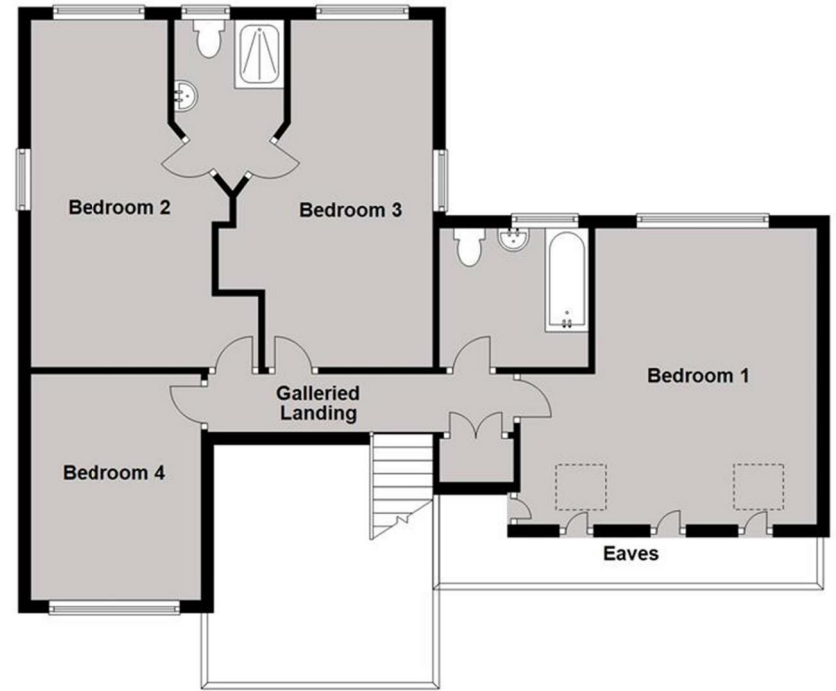
Ground Floor

Approx. 131.2 sq. metres (1412.6 sq. feet)



First Floor

Approx. 79.7 sq. metres (857.7 sq. feet)



Total area: approx. 210.9 sq. metres (2270.2 sq. feet)





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