

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£315,000 Freehold



Swalecliffe, Whitstable

*3 Swalecliffe Court Drive, Swalecliffe, Whitstable, Kent,
CT5 2NX*

A beautifully presented semi-detached family home with far-reaching views of the sea, in an idyllic and desirable location less than 200 metres from the beach. The property offers direct access to Long Rock Nature Reserve, with coastal footpaths along the Saxon Shore Way and Oyster Bay Trail connecting to nearby Tankerton's restaurants and cafes, and Whitstable's working harbour, seafood restaurants and array of independent shops.

This bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room,

and an open-plan kitchen/dining room overlooking the rear garden. To the first floor there are two generous double bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and stunning views of the natural seascape.

Outside, the property is set back from the road. The rear garden enjoys a South Easterly aspect and is predominantly laid to lawn, incorporating a shingled seating area and a brick-built store.

The property is also in close proximity of Plough Lane Park, bus routes, shops and amenities, supermarkets, Chestfield & Swalecliffe train station, and medical centre.



LOCATION

Swalecliffe Court Drive 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 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 80 mins and high speed links to London St Pancras, approximately 73 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

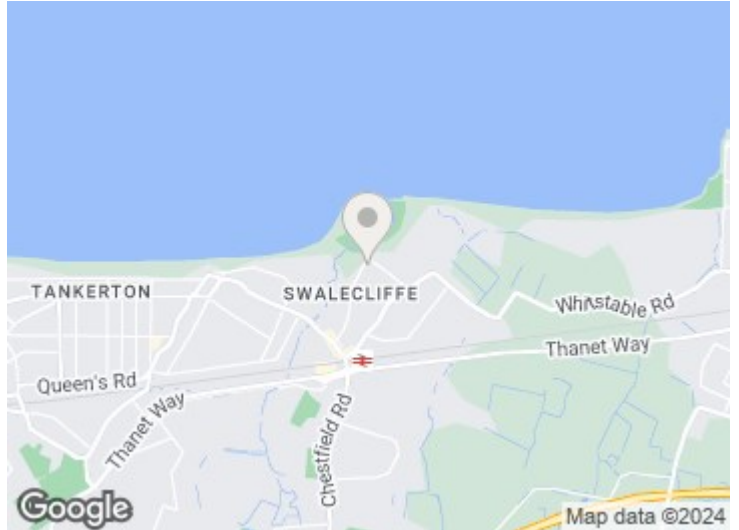
- Entrance Hall 12'9" x 5'11" (3.89m x 1.80m)
- Sitting Room 12'10" x 12'9" (3.91m x 3.89m)
- Kitchen 9'7" x 9'2" (2.92m x 2.79m)
- Dining Room 9'2" x 9'2" (2.79m x 2.79m)

FIRST FLOOR

- Bedroom 1 11'9" x 12'6" (3.61m x 3.81m)
- Bedroom 2 10'4" x 9'6" (3.15m x 2.90m)
- Bathroom 8'5" x 5'7" (2.57m x 1.70m)

OUTSIDE

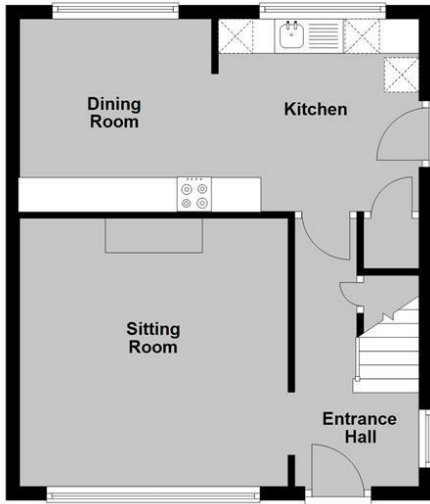
- Garden 29' x 26' (8.84m x 7.92m)
- Store





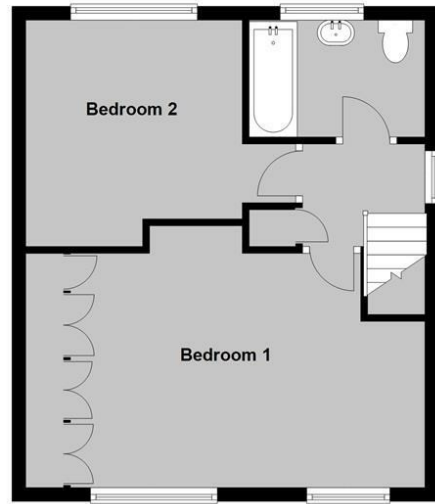
Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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Energy Efficiency Rating		Current	Best
100 Energy efficient - Green rating scale	A		
75 Energy efficient - Green rating scale	B		
50 Energy efficient - Yellow rating scale	C	70	84
25 Energy efficient - Orange rating scale	D		
10 Energy efficient - Red rating scale	E		
5 Energy efficient - Red rating scale	F		
1 Energy efficient - Red rating scale	G		

England & Wales
EPC Directive
2002/91/EC

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