

CHRISTOPHER HODGSON



**Seasalter, Whitstable**

**£595,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Seasalter, Whitstable

*34 Kimberley Grove, Seasalter, Whitstable, Kent, CT5 4AZ*

A stylish newly built detached house, conveniently situated in a desirable location within close proximity of the seafront, shops and bus routes, and easily accessible to Whitstable town centre and station.

The generously proportioned accommodation is finished in smart contemporary style throughout and extends to 1713 sq ft (159 sqm). The ground floor is arranged to provide an entrance hall, sitting room, a bright and spacious living room/kitchen with folding doors opening to the garden, a utility room and a cloakroom. To the first floor there are four bedrooms and two bathrooms, including an en-suite shower room the principal bedroom.

Outside, the rear garden is predominantly laid to lawn and incorporates a tiled terrace, ideal for entertaining. A shingled driveway provides off street parking for a number of vehicles. 10 Year Structural New Build Warranty provided by BuildZone. No onward chain.



## LOCATION

Kimberley grove is in a popular location 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:

### GROUND FLOOR

- Entrance Hall
- Sitting Room 17'2" x 10'6" (5.24m x 3.20m)
- Living Room/Kitchen 27'4" x 15'7" (8.34m x 4.75m)
- Utility Room 6'1" x 4'6" (1.86m x 1.37m)

- Study 10'9" x 8'7" (3.29m x 2.62m)

- Cloakroom 6'4" x 3'3" (1.95m x 1.00m)

### FIRST FLOOR

- Bedroom 1 15'9" x 13'6" (4.80m x 4.11m)
- En-Suite Shower Room 6'2" x 4'9" (1.88m x 1.46m)
- Bedroom 2 13'5" x 11'9" (4.11m x 3.60m)
- Bedroom 3 12'4" x 10'9" (3.76m x 3.28m)
- Bedroom 4 10'7" x 6'10" (3.25m x 2.10m)
- Bathroom 10'7" x 5'9" (3.25m x 1.77m)

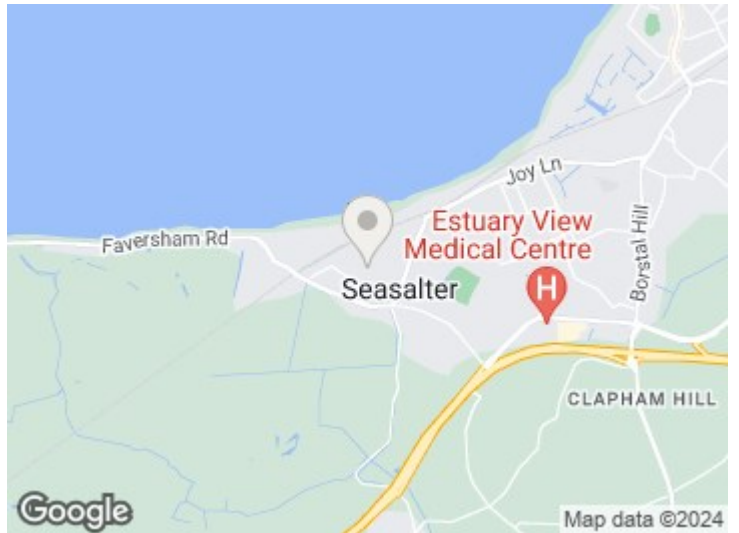
### OUTSIDE

- Garden 72' x 37' (21.95m x 11.28m)

### VIDEO TOUR

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

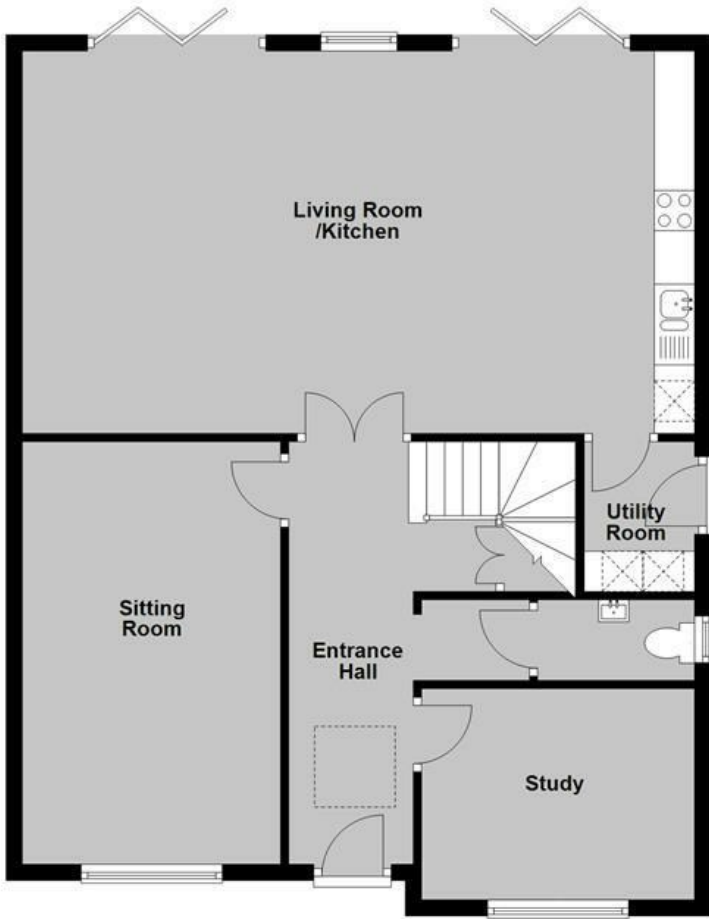
- Warranty  
To be confirmed.





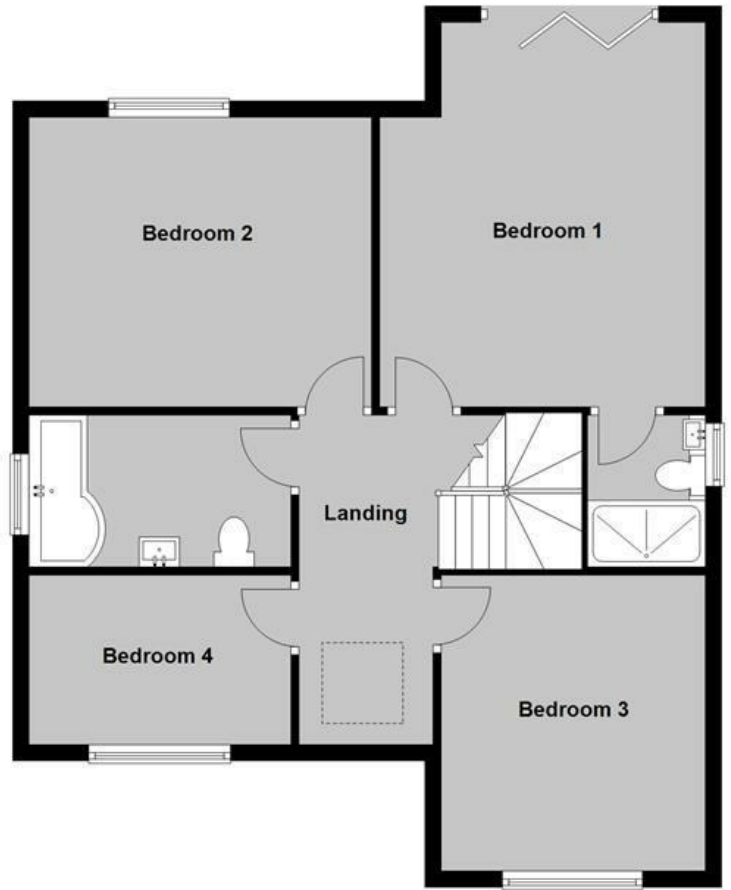
### Ground Floor

Approx. 85.4 sq. metres (919.0 sq. feet)



### First Floor

Approx. 73.8 sq. metres (794.2 sq. feet)



Total area: approx. 159.2 sq. metres (1713.2 sq. feet)

The amount payable under tax band for the year 2024/2025 is to be confirmed.

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| Energy Efficiency Rating       |   | Current | Target |
|--------------------------------|---|---------|--------|
| 100 kWh/m <sup>2</sup> or less | A |         |        |
| 71-100 kWh/m <sup>2</sup>      | B |         |        |
| 51-70 kWh/m <sup>2</sup>       | C |         |        |
| 31-50 kWh/m <sup>2</sup>       | D |         |        |
| 11-30 kWh/m <sup>2</sup>       | E |         |        |
| 6-10 kWh/m <sup>2</sup>        | F |         |        |
| 1-5 kWh/m <sup>2</sup>         | G |         |        |

England & Wales  
EPC Directive  
2002/91/EC

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