

CHRISTOPHER HODGSON



Seasalter, Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Seasalter, Whitstable

61 Faversham Road, Seasalter, Whitstable, Kent, CT5 4BD

A spacious semi-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 property would now benefit from a refurbishment throughout and there is potential to extend and/or remodel the existing accommodation (subject to

obtaining all necessary consents and approvals). The bungalow is currently arranged to provide an entrance hall, a sitting/dining room, two double bedrooms, a kitchen and a bathroom.

The rear garden extends to 28ft (8.5m) and incorporates a greenhouse. A detached garage and driveway provide off street parking, accessed via Kimberley Grove. 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:

GROUND FLOOR

- Entrance Hall 11'4" x 9'3" (3.45m x 2.82m)
- Sitting/Dining Room 17'7" x 12'0" (5.36m x 3.66m)
- Kitchen 10'4" x 9'3" (3.14m x 2.83m)
- Bedroom 1 13'5" x 12'4" (4.09m x 3.76m)

- Bedroom 2 9'3" x 9'1" (2.82m x 2.77m)
- Bathroom 6'11" x 5'11" (2.11m x 1.80m)

OUTSIDE

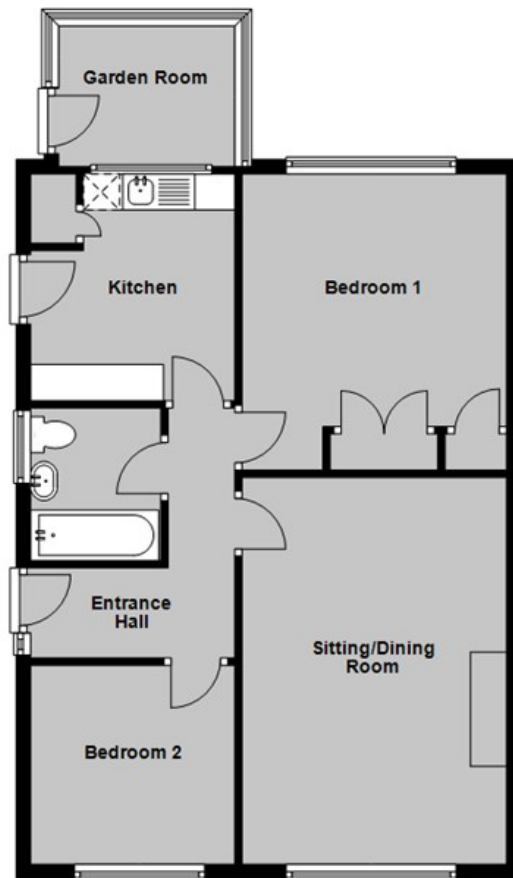
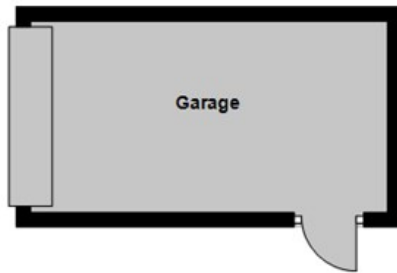
- Greenhouse 8' x 6'5" (2.44m x 1.96m)
- Garden 28' x 20' (8.53m x 6.10m)
- Garage 16'3" x 8'8" (4.95m x 2.64m)





Ground Floor

Main area: approx. 63.5 sq. metres (683.1 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.1 sq. feet)
Plus outbuildings, approx. 4.8 sq. metres (51.2 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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Energy Efficiency Rating		Current
Energy Efficiency Class	Energy Efficiency Score	Score
Band A	92-100	86
Band B	81-91	
Band C	69-80	
Band D	55-68	52
Band E	39-54	
Band F	21-38	
Band G	1-20	

For energy efficient - higher rating costs
England & Wales
EPC 2021/EC

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