



CHRISTOPHER HODGSON

# Seasalter, Whitstable

## 13 Hodgson Road, Seasalter, Whitstable, Kent, CT5 4AG

Freehold

This unique contemporary detached house is enviably positioned on the desirable Granville Cliff private estate moments from Seasalter beach, from where a short stroll along the coastline will take you to Whitstable town centre with its array of boutique shops, cafés, highly regarded restaurants, schooling options and mainline railway station (2.6 miles).

Built in 2017, this impressive home is unique in design and features vaulted ceilings and large, light filled, open-plan living accommodation. The property comprises an entrance hall, a spacious living room incorporating a stylish kitchen, dining area and sliding doors opening to the West facing garden. There is also a snug, utility room, ground floor cloakroom, three double bedrooms and two luxurious bathrooms, including the principal bedroom suite with access to a covered balcony overlooking the garden.

The thoughtfully planted West facing rear garden includes a natural stone terrace spanning the width of the property and a studio which is suitable for a variety of uses. A shingled driveway to the front of the house provides off road parking for several vehicles. Remainder of NHBC Warranty.

### Location

Hodgson Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).

### Accommodation

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

• Entrance Hall 15'9" x 13'2" (4.80m x 4.01m)

• Living Room 27'1" x 21'7" (8.26m x 6.58m)

• Dining Area 27'1" x 21'6" (8.26m x 6.55m)

• Kitchen 27'1" x 21'6" (8.26m x 6.55m)

• Snug 12'6" x 9'5" (3.81m x 2.87m)

• Utility Room 6'3" x 6'2" (1.91m x 1.88m)

• Cloakroom 6'3" x 3'6" (1.91m x 1.07m)

### FIRST FLOOR

• Bedroom 1 18'6" x 13'4" (5.64m x 4.06m)

• Balcony 12'6" x 5'5" (3.81m x 1.65m )

• En-Suite Shower Room 12'4" x 6'3" (3.76m x 1.91m)

• Bedroom 2 16'7" x 15'4" (5.05m x 4.67m )

• Bedroom 3 11'3" x 7'9" (3.43m x 2.35m)

• Bathroom 7'9" x 6'5" (2.36m x 1.96m)

### OUTSIDE

• Studio 11'5" x 7'5" (3.48m x 2.26m)

• Garden 46' x 43' (14.02m x 13.11m)









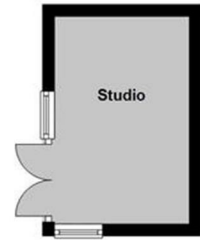
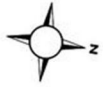
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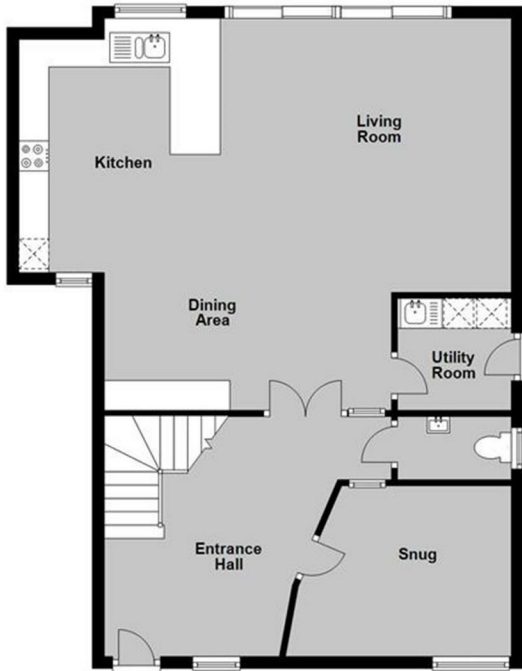
### ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>84</b>	<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

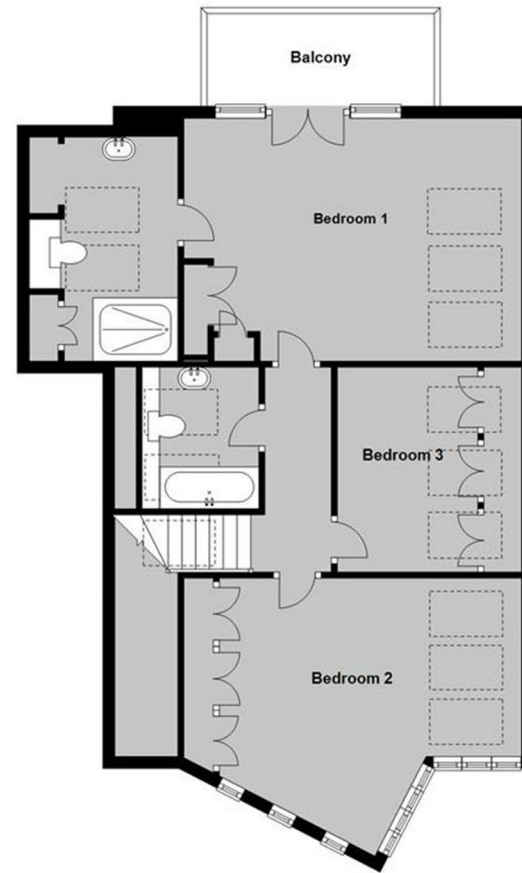
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**Ground Floor**  
Approx. 78.2 sq. metres (841.7 sq. feet)



**First Floor**  
Approx. 81.5 sq. metres (876.9 sq. feet)



Total area: approx. 159.7 sq. metres (1718.6 sq. feet)





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