

CHRISTOPHER HODGSON



**Swalecliffe, Whitstable**

**£375,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING





# Swalecliffe, Whitstable

## *23 Elm Wood Close, Swalecliffe, Whitstable, Kent, CT5 2QR*

A spacious semi-detached family home in a much sought after location, conveniently situated for access to schools, bus routes, shops, supermarkets, the seafront and Chestfield & Swalecliffe mainline station (500 metres).

The comfortably proportioned accommodation would now benefit from a programme of updating and improvement, and is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room with double doors opening to a dining room, a kitchen and

a cloakroom. To the first floor there are three bedrooms and a bathroom. There is also considerable scope to extend the existing accommodation (subject to all necessary consents and approvals being obtained).

Outside, the South facing rear garden extends to 73ft (22m) and incorporates a summer house and two outside seating areas. A driveway provides off street parking for two vehicles and access to a detached garage. No onward chain.



### Location

Elm Wood Close 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 approximately 530 yards from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Tankerton with a varied array of shopping facilities, restaurants and Tankerton slopes which provide access to the sea front, sailing club and walks into central Whitstable, just a mile distance. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 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 are:

#### GROUND FLOOR

- Entrance Porch 5'11" x 4'1" (1.82m x 1.25m)
- Entrance Hall 11'11" x 2'11" (3.65m x 0.91m)
- Sitting Room 16'5" x 12'4" (5.00m x 3.75m)

- Dining Room 9'11" x 9'0" (3.02m x 2.75m)
- Kitchen 11'5" x 9'3" (3.47m x 2.81m)
- Cloakroom 5'5" x 2'7" (1.66m x 0.81m)

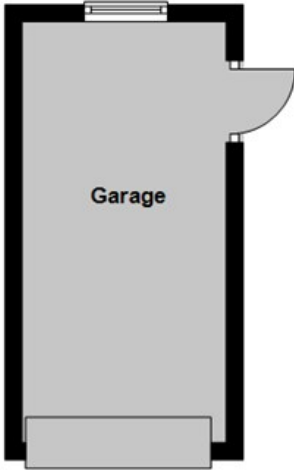
#### FIRST FLOOR

- Bedroom 1 14'2" x 12'2" (4.33m x 3.70m)
- Bedroom 3 8'10" x 7'6" (2.69m x 2.28m)
- Bedroom 2 12'1" x 9'8" (3.70m x 2.95m)
- Shower Room 7'0" x 5'6" (2.14m x 1.70m)

#### OUTSIDE

- Garage 16'2" x 7'10" (4.95m x 2.40m)
- Garden 73'4" x 27'9" (22.35m x 8.46m)





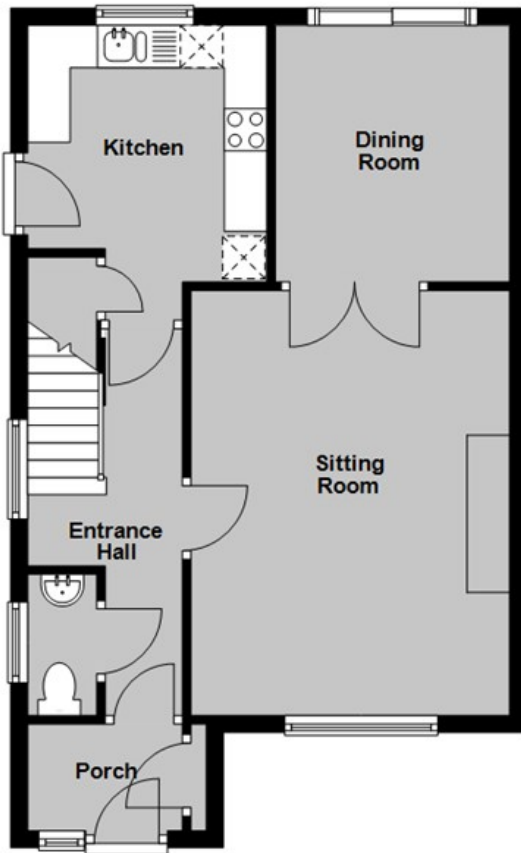
Garage

### Ground Floor

Main area: approx. 48.8 sq. metres (525.6 sq. feet)  
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)

### First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



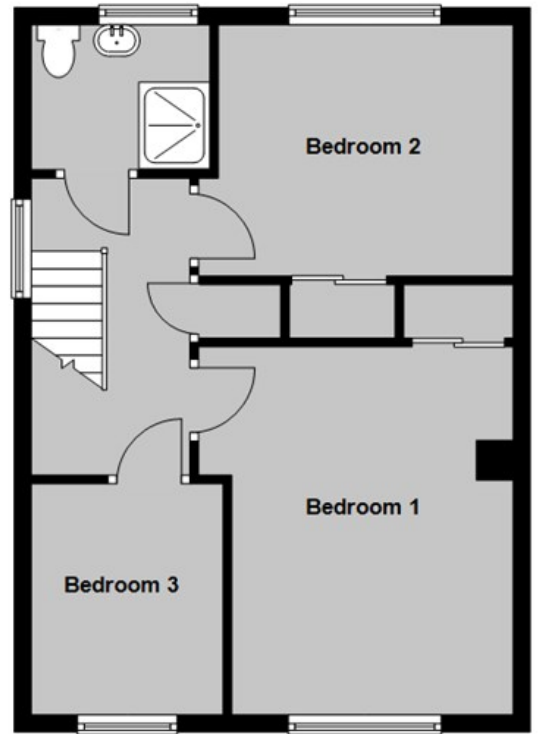
Kitchen

Dining Room

Sitting Room

Entrance Hall

Porch



Bedroom 2

Bedroom 1

Bedroom 3

Main area: Approx. 94.9 sq. metres (1021.3 sq. feet)

Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77**

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Energy Efficiency Rating	
Current	Potential
Band A	Band A
Band B	Band B
Band C	Band C
Band D	Band D
Band E	Band E
Band F	Band F
Band G	Band G

Energy Efficiency Rating: 68

England & Wales

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