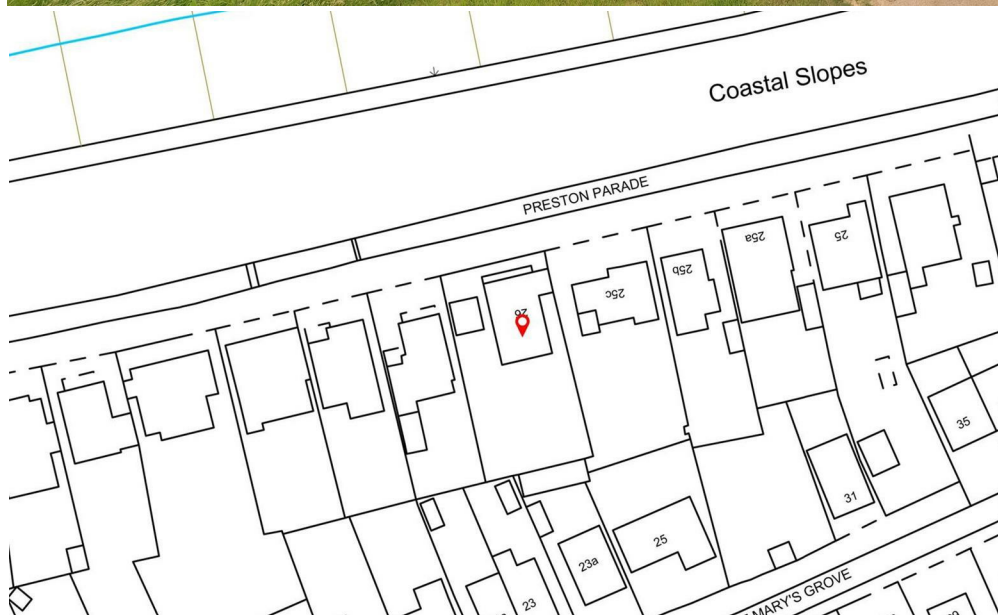
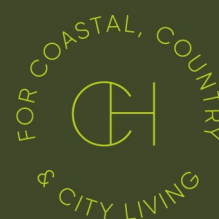


CHRISTOPHER HODGSON



Seasalter, Whitstable

Guide Price £1,100,000 Freehold



Seasalter, Whitstable

San Remo, 26 Preston Parade, Seasalter, Whitstable, Kent, CT5 4AD

An unique and exciting opportunity to acquire a potential building plot in a prime sea front location on Whitstable's exclusive Preston Parade.

The site, which occupies a frontage of 59ft (18m) to Preston Parade and an overall depth of 115ft (35m) offers considerable scope for re-development with one or more replacement dwellings (subject to all necessary consents and approvals being obtained). Inspiration can be drawn from recent developments in the immediate vicinity.

The site is currently occupied by a detached bungalow

with a footprint of 1303 sq ft (121 sq m) plus garaging and outbuildings. The existing accommodation is arranged to provide an entrance porch, sitting room, kitchen/dining room, six bedrooms and a bathroom.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, www.canterbury.gov.uk/planning. No onward chain.



LOCATION

Preston Parade is a highly regarded and truly unique situation enjoying a premier beachfront location accessed from Joy Lane. A pleasant stroll along the beach will take you into Whitstable itself which is an increasingly fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services to London, (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Porch 10'6" x 5'7" (3.20m x 1.70m)

- Sitting Room 28'4" x 10'6" (8.64m x 3.20m)
- Kitchen/Dining Room 13'7" x 13'3" (4.14m x 4.04m)
- Porch 16'6" x 3'1" (5.03m x 0.94m)
- Cloakroom 3'6" x 3'1" (1.07m x 0.94m)
- Bedroom 1 10'1" x 8' (3.07m x 2.44m)
- Bedroom 2 10'1" x 8' (3.07m x 2.44m)
- Bedroom 3 9'10" x 8' (3.00m x 2.44m)
- Bedroom 4 9'10" x 8' (3.00m x 2.44m)
- Bedroom 5 9'10" x 8' (3.00m x 2.44m)
- Bedroom 6 9'10" x 8" (3.00m x 2.44m)
- Bathroom 9'10" x 7'5" (3.00m x 2.26m)

OUTSIDE

- Garage 17'10" x 15'3" (5.44m x 4.65m)
- Garage 13'5" x 7'6" (4.09m x 2.29m)
- Garden 60' x 59' (18.29m x 17.98m)





Ground Floor

Main area: approx. 121.1 sq. metres (1303.8 sq. feet)
Plus garages, approx. 34.7 sq. metres (373.7 sq. feet)



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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Overall Energy Efficiency Rating	A		
Energy Performance	B		
Energy Cost	C		65
Energy Demand	D		
Energy Flexibility	E		
Energy Security	F		
Energy Resilience	G		18

England & Wales
EPC Version 2020/12/01

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