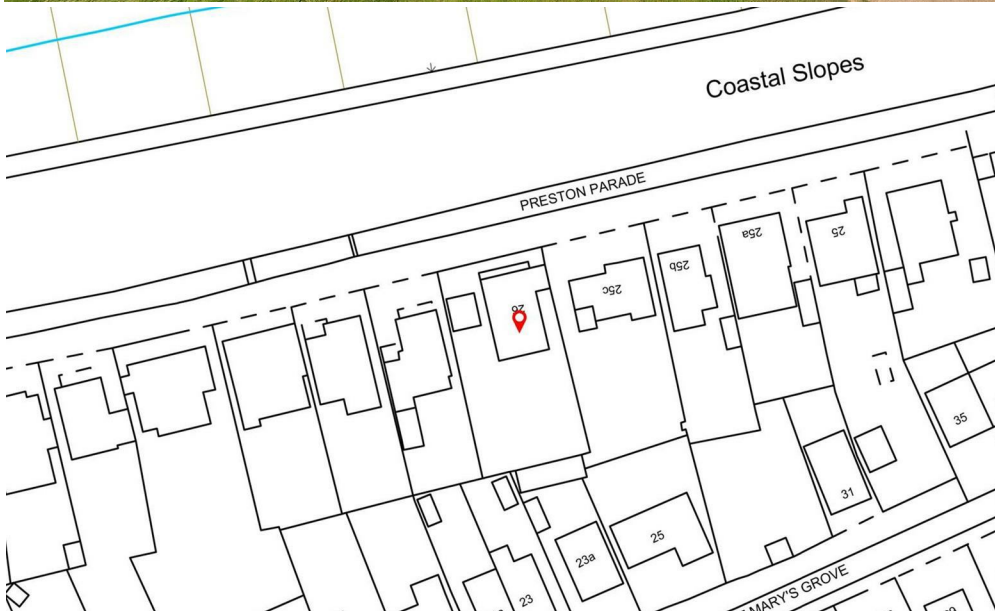


CHRISTOPHER HODGSON



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)



