

CHRISTOPHER HODGSON



Seasalter, Whitstable

£495,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

10 Foxdene Road, Seasalter, Whitstable, Kent, CT5 4QY

A stylish detached house of unique design, conveniently situated in a desirable location within close proximity to the seafront, shops and bus routes.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, smartly fitted kitchen with granite work surfaces, a study/bedroom three, shower room and an integral garage. The first floor comprises a generous sitting room with a West facing Juliet balcony, two double bedrooms and a bathroom.

Outside, there is a secluded courtyard garden which has

been thoughtfully planted and is designed for ease of maintenance. A block paved driveway provides off street parking for two vehicles and access to the integral garage.

The property was built in 2015 to comply with Level 4 of the Code for Sustainable Homes and benefits from Photovoltaic solar panels which contribute towards the electricity supply, as well as the remainder of an NHBC warranty.



LOCATION

Foxdene Road is a much sought after residential location in Seasalter being accessed from Gateacre Road via Milner Road which is located just off Faversham Road. Whitstable (2 miles distant) is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour for which the town is renowned. Whitstable station offers fast and frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 12'6" x 9'7" (3.81m x 2.92m)
- Kitchen/Dining Area 18'8" x 13'3" (5.69m x 4.06m)
- Study/Bedroom 3 8'11" x 6'5" (2.72m x 1.98m)
- Shower Room 5'8" x 5'8" (1.75m x 1.73m)

FIRST FLOOR

- Sitting Room 15'3" x 15'3" (4.65m x 4.65m)
- Bedroom 1 15'3" x 12'7" (4.65m x 3.86m)
- Bedroom 2 10'0" x 8'11" (3.07m x 2.74m)
- Bathroom 10'0" x 5'6" (3.07m x 1.70m)

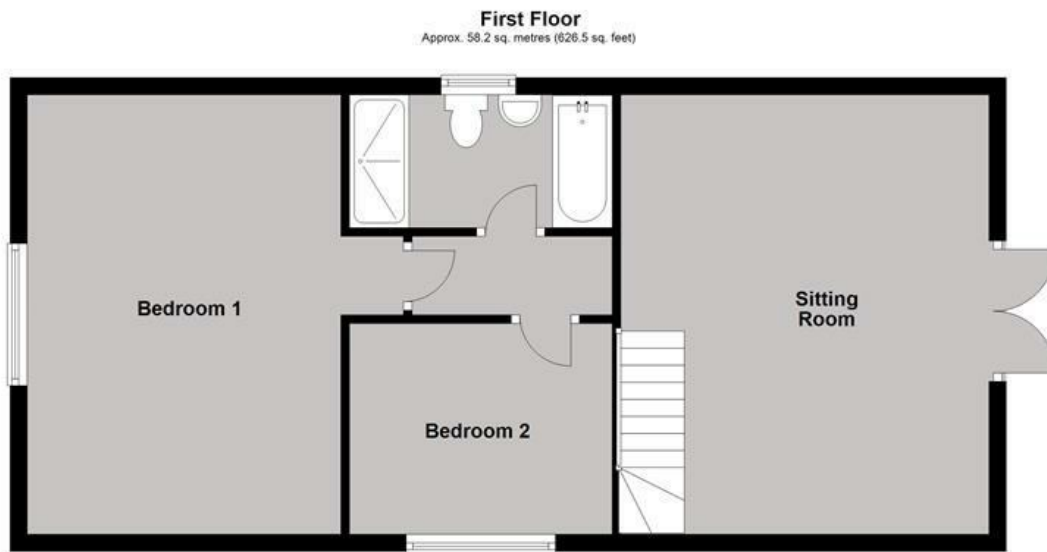
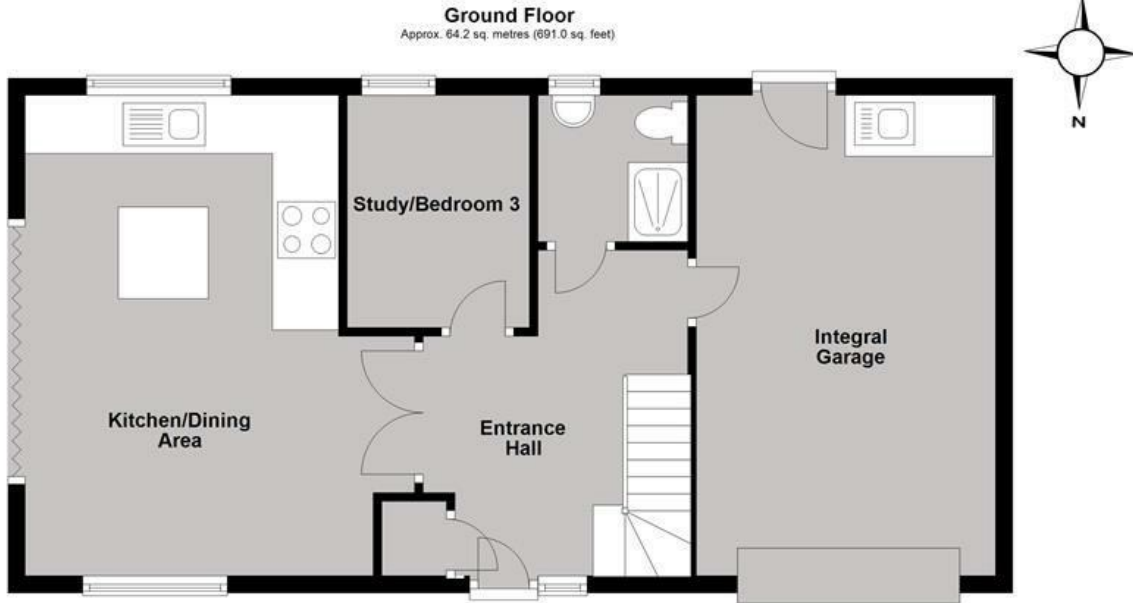
OUTSIDE

- Integral Garage 18'9" x 11'5" (5.72m x 3.48m)
- Courtyard Garden 35' x 18' (10.67m x 5.49m)

Solar Energy

The property benefits from Photovoltaic solar panels which contribute towards the electricity supply.





Total area: approx. 122.4 sq. metres (1317.5 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	Target
Very Energy Efficient (Green rating zone)	A	92	93
Energy Efficient (Light green rating zone)	B		
Decent (Yellow rating zone)	C		
Needs Improvement (Orange rating zone)	D		
Needs Improvement (Red rating zone)	E		
Very Poor (Dark red rating zone)	F		
Very Poor (Darkest red rating zone)	G		

England & Wales
EPC Director
2023/01/02

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