

CHRISTOPHER HODGSON



Seasalter, Whitstable

£399,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Seasalter, Whitstable

8 Macdonald Parade, Seasalter, Whitstable, Kent, CT5 4SL

A spacious detached bungalow on a corner plot in a desirable location within close proximity of shops, Seasalter Pharmacy, bus routes, and only 10 minutes walk from Seasalter Beach. Whitstable town centre and station are less than 2 miles distant.

The accommodation would now benefit from a programme of updating and improvement throughout, and is arranged to provide an entrance hall, living room

with sliding doors opening to the garden, a kitchen, two double bedrooms, a shower room, and a cloakroom.

The rear garden extends to 34ft (10m) and a detached garage and blocked paved driveway provide off street parking. No onward chain.



Location

Macdonald Parade is situated off Faversham Road and is located approximately two miles from Whitstable town centre. Whitstable offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Mainline rail services can be found at Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

Accommodation

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

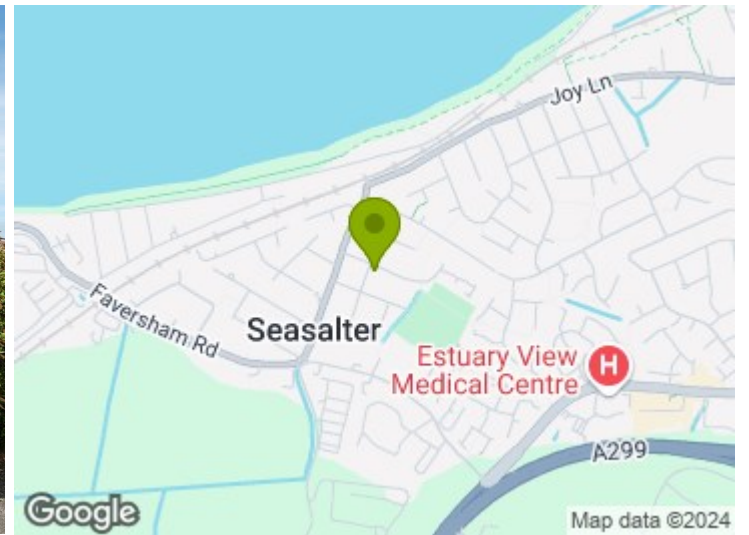
GROUND FLOOR

- Entrance Hall

- Living Room 18'0" x 14'10" (5.49m x 4.54m)
- Kitchen 12'6" x 8'8" (3.80m x 2.65m)
- Bedroom 1 13'3" x 8'8" (4.05m x 2.65m)
- Bedroom 2 10'11" x 9'0" (3.33m x 2.74m)
- Shower Room 5'6" x 5'2" (1.70m x 1.60m)
- Cloakroom 5'6" x 2'11" (1.70m x 0.91m)

OUTSIDE

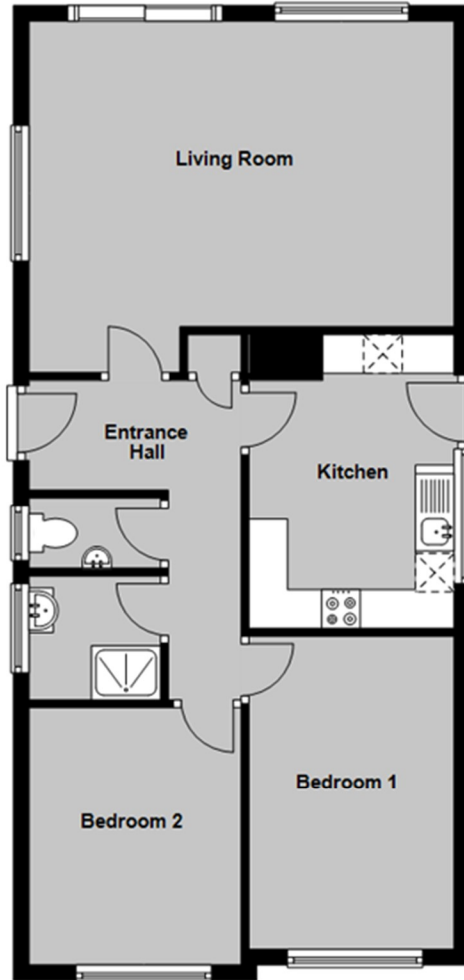
- Garage 16'2" x 7'10" (4.95m x 2.40m)
- Garden 34'6" x 29' (10.52m x 8.84m)





Ground Floor

Main area: approx. 66.5 sq. metres (715.3 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 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.

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Energy Efficiency Rating		Current	Potential
Energy efficiency - meter rating code	Band A		
Energy efficiency - meter rating code	Band B		80
Energy efficiency - meter rating code	Band C	51	
Energy efficiency - meter rating code	Band D		
Energy efficiency - meter rating code	Band E		
Energy efficiency - meter rating code	Band F		
Energy efficiency - meter rating code	Band G		
England & Wales		EU 2018/1534	2020/1/EC

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