

CHRISTOPHER HODGSON



Seasalter, Whitstable
£599,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

22 Hazlemere Road, Seasalter, Whitstable, Kent, CT5 4AN

A spacious detached family home situated on a tranquil private road in a highly sought after location, conveniently positioned for access to the beach and local amenities including two convenience stores, a post office, Seasalter Surgery and Pharmacy, and Whitstable town centre which is less than 2 miles distant.

The house now requires a programme of refurbishment throughout, and there is scope to extend the existing accommodation (subject to all necessary consent and approvals being obtained), which once complete would result in an exceptional family home.

The ground floor is arranged to provide an entrance hall, sitting room, kitchen, dining room and cloakroom. To the first floor there are four bedrooms, a bathroom and a shower room.

The secluded rear garden enjoys a Southerly aspect and is a particularly attractive feature of the property, extending to 73ft (22.25m). A block paved driveway provides off street parking and access to the attached garage. No onward chain.



LOCATION

Hazlemere Road is a desirable private no-through road, situated off Faversham Road and is 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
- Sitting Room 23'0" x 13'1" (7.00m x 4.00m)
- Dining Room 12'1" x 11'5" (3.69m x 3.50m)

- Kitchen 11'6" x 9'6" (3.50m x 2.89m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 13'3" x 11'6" (4.04m x 3.52m)
- Bedroom 2 12'11" x 11'1" (3.94m x 3.38m)
- Bedroom 3 13'3" x 11'1" (4.04m x 3.40m)
- Bedroom 4 8'5" x 7'9" (2.59m x 2.38m)
- Bathroom
- Shower Room

OUTSIDE

- Garden 73' x 40' (22.25m x 12.19m)
- Garage 15'8" x 8'10" (4.78m x 2.69m)





Ground Floor
Approx. 77.4 sq. metres (832.8 sq. feet)



First Floor
Approx. 58.2 sq. metres (626.8 sq. feet)



Total area: approx. 135.6 sq. metres (1459.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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