



CHRISTOPHER HODGSON

Seasalter, Whitstable

16 Hodgson Road, Seasalter, Whitstable, Kent, CT5 4AG

Freehold

A substantial detached chalet bungalow, enviably positioned on the desirable Granville Cliff private estate moments from Seasalter beach, from where a short stroll along the coastline will take you to Whitstable town centre with its boutique shops, highly regarded restaurants, schooling options and mainline station (2.7 miles distant).

The property has been significantly remodelled by the current owners and is presented in smart contemporary style throughout, with exceptionally spacious and largely open-plan accommodation of approximately 2116 sq ft (197 sq m). The ground floor is arranged to provide an entrance hall, sitting room with bay window, dining room with doors opening to the garden, a generous kitchen with utility room, three

double bedrooms and two bathrooms, including the principal bedroom with en-suite bathroom. To the first floor there are two further bedrooms and a shower room.

Outside, the mature gardens enjoy a Westerly aspect and incorporate a summer house, and a shingled driveway provides off street parking for a number of vehicles. No onward chain.

LOCATION

Hodgson Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall 10' x 8'5" (3.05m x 2.57m)
- Sitting Room 24'7" x 15'2" (7.49m x 4.62m)
- Kitchen 12'5" x 12'3" (3.78m x 3.73m)
- Utility Room 8' x 5'7" (2.44m x 1.70m)
- Dining Room 19' x 9'10" (5.79m x 3.00m)
- Bedroom 1 15'2" x 10'5" (4.62m x 3.18m)

- En-Suite Bathroom 7'1" x 6'10" (2.16m x 2.08m)
- Bedroom 2 19'3" x 10'7" (5.87m x 3.23m)
- Bedroom 3 19'3" 11'1" (5.87m 3.38m)
- Bathroom 7'5" x 5'7" (2.26m x 1.70m)

FIRST FLOOR

- Snug/Tv Area
- Bedroom 4 12' x 9'9" (3.66m x 2.97m)
- Bedroom 5 12'1" x 8'8" (3.68m x 2.64m)
- Shower Room 9'9" x 4'7" (2.97m x 1.40m)

OUTSIDE

- Garden 59' x 51' (17.98m x 15.54m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor

Approx. 146.6 sq. metres (1577.8 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



Total area: approx. 196.6 sq. metres (2116.4 sq. feet)





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