

CHRISTOPHER HODGSON



Seasalter, Whitstable
£499,950 Freehold



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55 Faversham Road, Seasalter, Whitstable, Kent, CT5 4AX

An exceptionally spacious and smartly presented detached bungalow, conveniently situated within close proximity of shops, amenities, bus routes, and only 10 minutes walk from Seasalter Beach. Whitstable town centre and station are less than 2 miles distant.

The property has been the subject of remodelling and refurbishment throughout, and now provides beautifully appointed living space presented in smart contemporary style. The accommodation is arranged to provide an

entrance hall, an impressive open-plan kitchen/dining room with doors opening to the garden, a sitting room, four generous bedrooms and two stylish bathrooms, including an en-suite shower room.

Outside, the thoughtfully landscaped garden enjoys a Westerly aspect and extends to 53ft (16m). A driveway provides an area of off-street parking. No onward chain.



LOCATION

Faversham Road is in a desirable location on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. 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

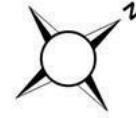
- Entrance Hall
- Sitting Room 13'3" x 12'0" (4.05m x 3.65m)
- Kitchen/Dining Room 19'7" x 10'2" (5.97m x 3.10m)
- Bedroom 1 13'0" x 10'0" (3.96m x 3.05m)

- Bedroom 2 13'5" x 7'9" (4.10m x 2.37m)
- En-Suite Shower Room
- Bedroom 3 10'2" x 9'11" (3.10m x 3.02m)
- Bedroom 4 / Study 10'0" x 6'11" (3.04m x 2.12m)
- Bathroom

OUTSIDE

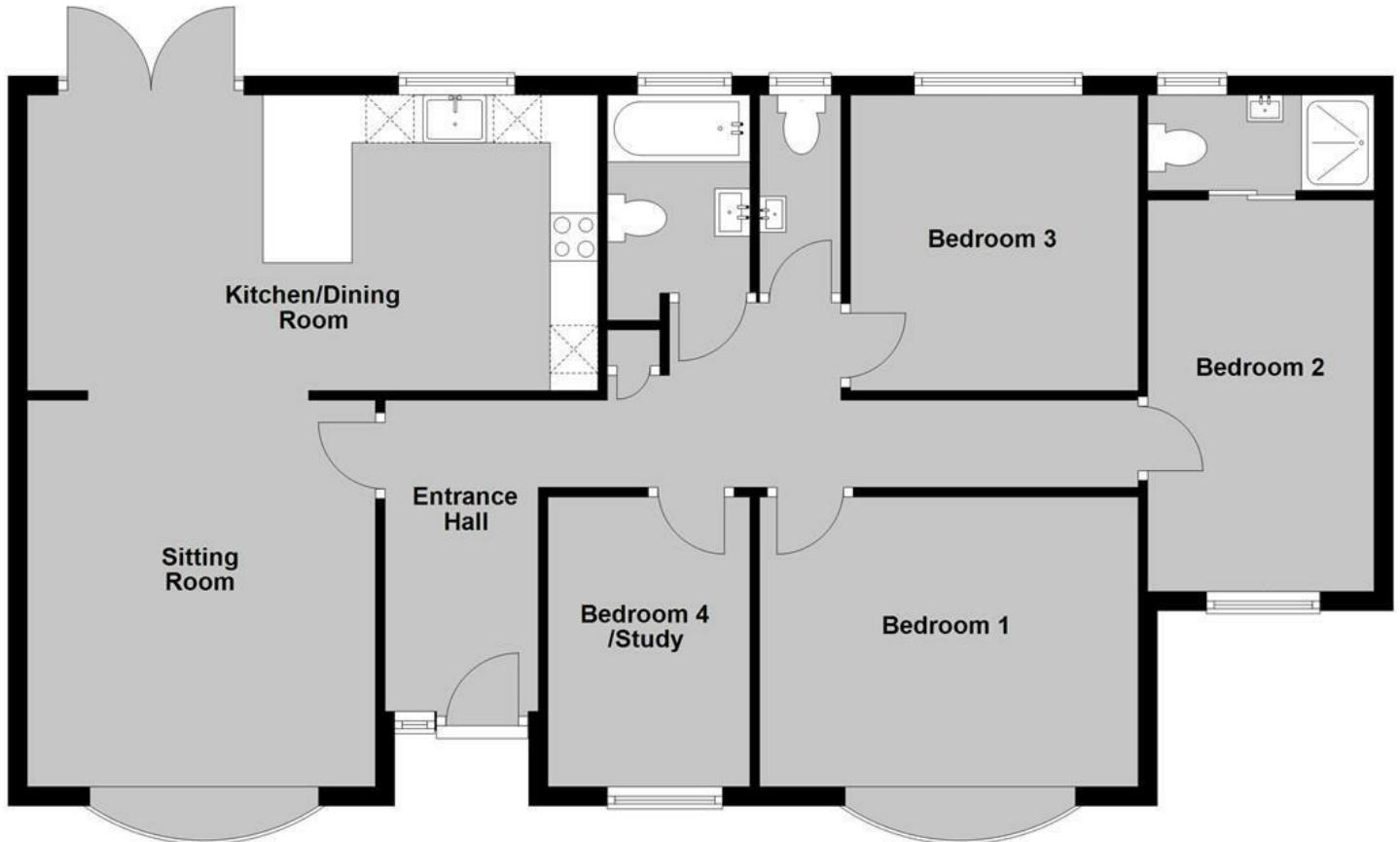
- Garden 53'7" x 52'3" (16.33m x 15.93m)





Ground Floor

Approx. 96.6 sq. metres (1039.9 sq. feet)



Total area: approx. 96.6 sq. metres (1039.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	65
B	
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
England & Wales	
EPC Rating	

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