

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£439,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

5 Edgar Close, Swalecliffe, Whitstable, Kent, CT5 2SA

A 'Childs' built semi-detached family home situated in a quiet cul-de-sac, accessible to bus routes, local shops and amenities, Sainsbury's supermarket, Chestfield & Swalecliffe train station, medical centre and the seafront. A wider range of amenities are available at nearby Tankerton (1.3 miles) and Whitstable (2.5 miles).

The bright, spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a generous sitting room incorporating a dining area with french doors

opening to the rear garden, a contemporary kitchen, a garden room, study/reception room and a cloakroom. To the first floor, there are three bedrooms and a family bathroom.

The rear garden extends to 126ft (38m) and a driveway and integral garage provide off street parking for a number of vehicles.



LOCATION

Edgar Close is a sought after cul-de-sac within close proximity to local shops and regular bus routes to Tankerton, Whitstable, Canterbury and Herne Bay. Nearby is Chestfield & Swalecliffe and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield & Swalecliffe / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield & Swalecliffe / 73 mins from Whitstable). There is a medical centre at Chestfield and a Sainsbury's supermarket. Tankerton and Whitstable both offer a good range of local shops and services including schooling and leisure facilities, the A299 is also accessible offering access to the A2 and M2 that link to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch 6'6" x 6 (1.98m x 1.83m)
- Entrance Hall 12'3" x 6'6" (3.73m x 1.98m)
- Sitting Room 13'1" x 12'2" (3.99m x 3.73m)

- Dining Room 10'5" x 9'6" (3.20m x 2.90m)
- Kitchen 9'6" x 9'0" (2.90m x 2.75m)
- Cloakroom
- Study / Reception Room 17'7" x 7'11" (5.36m x 2.41m)

FIRST FLOOR

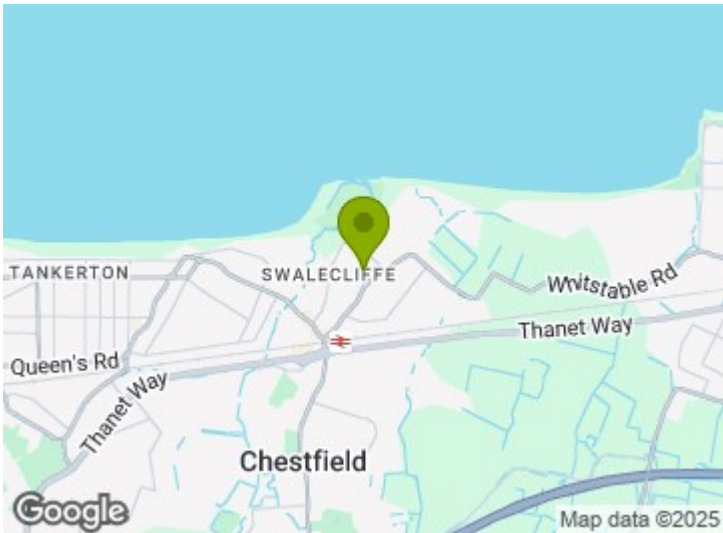
- Bedroom 1 12'3" x 11'8" (3.74m x 3.55m)
- Bedroom 2 12'5" x 9'6" (3.81m x 2.90m)
- Bedroom 3 9'3" x 7'11" (2.82m x 2.42m)
- Bathroom 7'1" x 6'3" (2.16m x 1.91m)

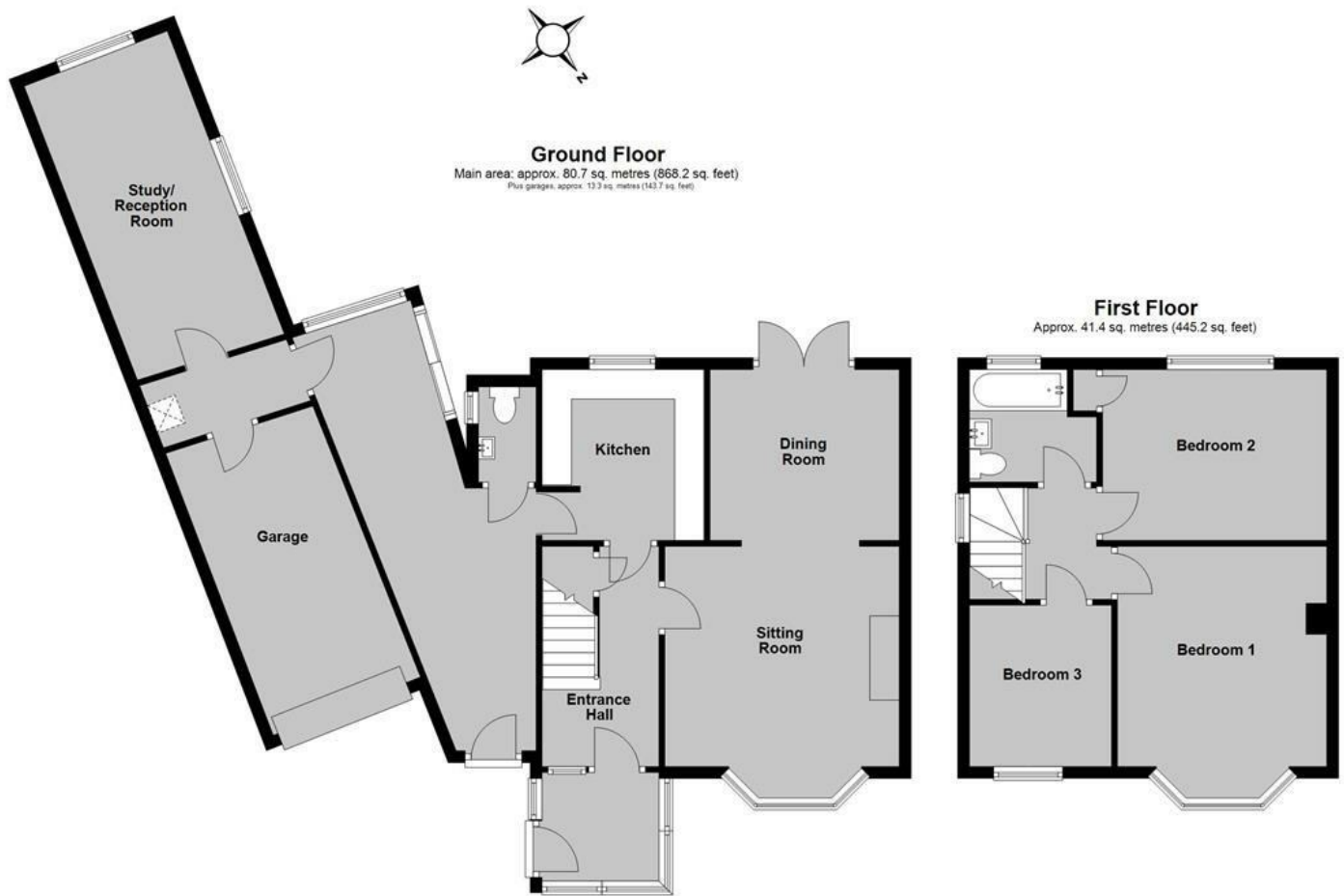
OUTSIDE

- Garden 126' x 81' (38.40m x 24.69m)
- Garage 16'4" x 8'9" (4.98m x 2.67m)

Disclosure of Interest

In accordance with the Estate Agents Act 1979 intending purchasers are advised that the vendor of this property is a relative of an employee of Christopher Hodgson Limited.

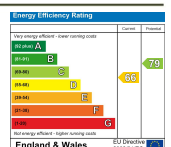




Main area: Approx. 122.0 sq. metres (1313.4 sq. feet)
Plus garages: approx. 13.3 sq. metres (143.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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