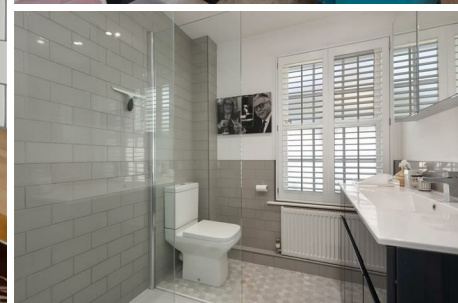


CHRISTOPHER HODGSON



Whitstable

£519,950

Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

1A Swanfield Road, Whitstable, Kent, CT5 4HL

A beautifully presented detached house, enviably positioned within Whitstable's prized conservation area. The bustling town centre is nearby, which boasts a variety of independent shops and highly regarded restaurants, and the house is within close proximity of Whitstable station (0.5 miles), and a pleasant stroll from the beach.

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance hall, living room, smartly fitted kitchen, and a cloakroom. To the first floor, there are three bedrooms, two smartly

fitted bathrooms, including an en-suite shower room to the principal bedroom.

The delightful courtyard garden has been designed for ease of maintenance and incorporates a patio area ideal for entertaining, and a garden shed. A detached garage provides off street parking, a rare commodity in such a central location. No onward chain.



LOCATION

Swanfield Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 21'0" x 11'5" (6.40m x 3.48m)
- Kitchen 14'5" x 8'7" (4.39m x 2.62m)
- Cloakroom

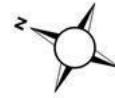
FIRST FLOOR

- Bedroom 1 11'2" x 8'7" (3.40m x 2.62m)
- En-Suite Shower Room
- Bedroom 2 11'5" x 9'0" (3.48m x 2.75m)
- Bedroom 3 11'4" x 8'2" (3.45m x 2.49m)
- Bathroom

OUTSIDE

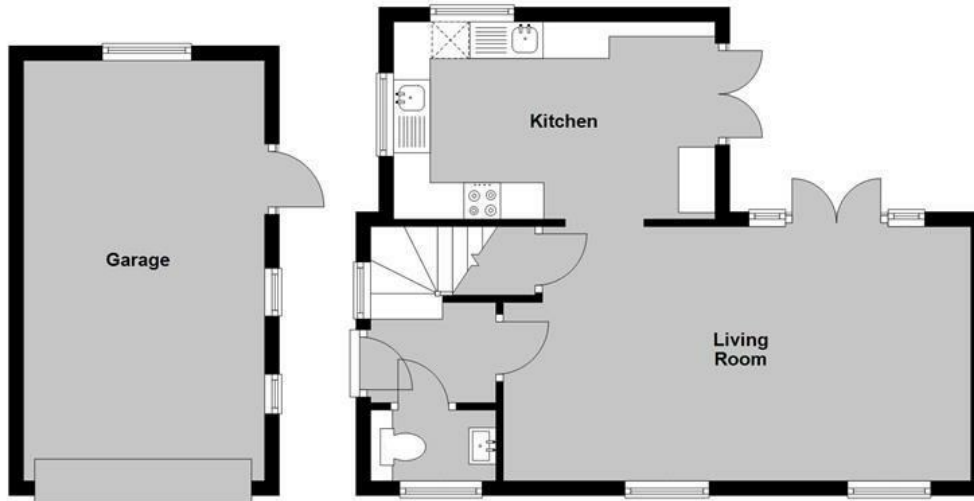
- Garden 46' x 12'8" (14.02m x 3.86m)
- Garage 18'10" x 10'10" (5.74m x 3.30m)





Ground Floor

Main area: approx. 40.6 sq. metres (436.5 sq. feet)
Plus garages, approx. 19.0 sq. metres (204.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Main area: Approx. 81.5 sq. metres (877.0 sq. feet)
Plus garages, approx. 19.0 sq. metres (204.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	77	81
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
England & Wales		Energy Efficiency Rating	Energy Efficiency Rating

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