

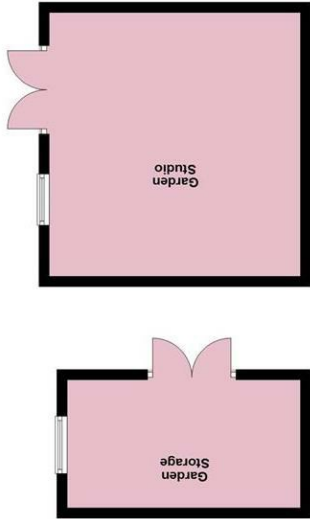
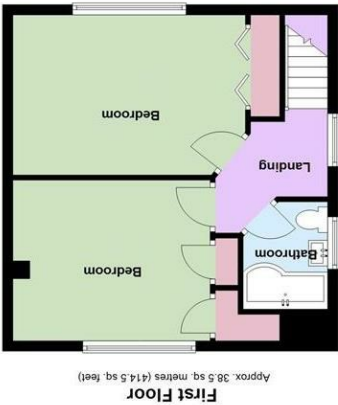
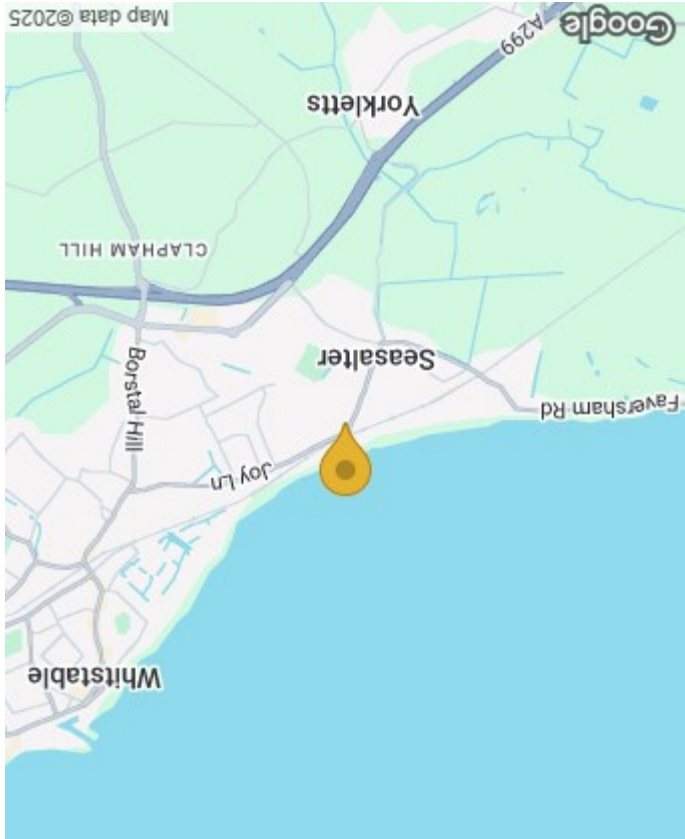


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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
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3 Hazlemere Road
Seasalter, Whitstable, CT5 4AN

Working for you and with you



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PICTURESQUE SEAFRONT & COASTAL WALKS
APPROXIMATELY 0.3 MILES

This is a super home with exceptionally spacious and versatile accommodation flooded with natural light.

Situated in favoured Hazlemere Road, this appealing property benefits from a large, enclosed porch, perfect for providing a neat storage solution for shoes, coats, hats and much more.

The comfortable accommodation comprises light and bright lounge/diner overlooking the front, additional reception room with doors to the rear garden which could easily double as a third bedroom, kitchen, separate utility room and a very useful ground floor shower room.

On the first floor there are two good size double bedrooms and a modern bathroom.

A neat, low maintenance garden provides a pleasant setting to entertain family and friends with the added bonus of a generous multi-purpose garden studio with power and light and an additional, larger than average, garden storage facility.

Sitting on a good size plot there is potential to extend to the side (subject to planning consents) if desired.

This home has plenty to offer in addition to a wonderful coastal lifestyle.

£395,000



Property Particulars Awaiting Vendor Approval

Entrance Porch

10'2 max x 6'1 max (3.10m max x 1.85m max)
Entrance door with obscure glazed panels and Upvc double glazed window to the side. Power point. Vinyl flooring.

Lounge/Diner

20'4 x 14'5 (6.20m x 4.39m)
Two Upvc double glazed windows to the front. Two radiators. Telephone point. Cupboard housing consumer unit. Stairs to the first floor.

Second Reception Room

15'5 x 11'2 max (4.70m x 3.40m max)
Upvc double glazed French doors to the rear garden with Upvc double glazed panels to either side. Feature fireplace with electric fire.

Kitchen

10'10 x 8'8 (3.30m x 2.64m)
Upvc double glazed door to the rear garden. Upvc double glazed window to the side. Matching range of wall, base and drawer units. Ample worksurfaces with inset circular stainless steel sink unit and mixer tap. Electric single oven and 4 ring gas hob with stainless steel extractor hood above. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing Vaillant combination boiler. Partially tiled walls. Tilled floor.

Utility Room

5'1 x 4'4 (1.55m x 1.32m)
Run of worktop. Storage cupboard. Space for tumble dryer. Power points. Vinyl floor tiles.

Shower Room

8'3 max x 6' (2.51m max x 1.83m)
Upvc double glazed frosted window to the side. Suite comprising shower enclosure with Mira electric shower, pedestal wash hand basin and close coupled WC. Radiator. Fully tiled walls and floor.

First Floor Landing

Upvc double glazed window to the side. Radiator. Loft access.

Bedroom 1

14'6 to wardrobe x 10'3 (4.42m to wardrobe x 3.12m)
Upvc double glazed window to the front. Radiator. Built-in wardrobes with drawers and hanging rail.

Bedroom 2

12'8 max x 10'2 (3.86m max x 3.10m)
Upvc double glazed window to the rear. Radiator. Two built-in cupboards with hanging rails.

Bathroom

6'10 x 5'5 (2.08m x 1.65m)
Upvc double glazed frosted window to the side. Suite comprising 'L' shaped bath with centre mounted taps, mains operated shower, fixed rainwater shower head and glass screen to the side, wall mounted sink and close coupled WC. Extractor fan. Tiled walls. Vinyl floor tiles.

Rear Garden

43'3 x 37'1 (13.18m x 11.30m)
Paved patio seating area and additional secluded seating area. Artificial lawn. Raised flower bed. External light and power points. Enclosed with fencing and pedestrian gate to the front.

Multi-Purpose Garden Studio

15'8 x 15'7 (4.78m x 4.75m)
Upvc double glazed French doors and Upvc double glazed window. Power and light.

Garden Storage

14'8 x 8' (4.47m x 2.44m)
Upvc double glazed French doors and Upvc double glazed window. Power and light.

Side Garden

33'1 x 15'6 narrowing to 8'6 (10.08m x 4.72m narrowing to 2.59m)
External tap. Storage shed.

Tenure

This property is Freehold.

Council Tax Band

Band C : £2,047.33 2025/26
May we respectfully suggest interested parties make their own enquiries.

Measurements

Please note that all measurements are a guide only.

Location & Amenities

A well-stocked Co-operative store on Faversham Road is approximately 0.2 miles (5 minutes on foot). Bus services to local towns are nearby on Faversham Road (150 yards/137 metres).

There are a selection of well-regarded local primary schools with The Whitstable School (2.2 miles) providing local secondary education with a range of schools and higher educational facilities available in nearby Canterbury (7 miles).

Whitstable town centre, a flourishing, fashionable and unique seaside town with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 30-35 minutes' walk (1.4 miles) along the coastal path or approximately 1.5 miles by car.

'The Rose in Bloom' Joy Lane with views over the sea is 0.4 miles (approx 10 mins by foot).

Estuary View Medical Centre and Prospect Retail Park which includes a Marks & Spencer's Food Hall, Aldi, Home Bargains and other retailers are approx 1.3 miles.

Major road links are easily accessible via the A299.

