

CHRISTOPHER HODGSON



Seasalter, Whitstable
£365,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

April Cottage, Church Lane, Seasalter, Whitstable, Kent, CT5 4BX

A stylish and contemporary detached bungalow occupying a desirable position, set back from the road and conveniently situated within easy reach of local shops and amenities, bus routes, Seasalter Beach and Whitstable town centre (1.7 miles).

Outside, the thoughtfully landscaped rear garden extends to approximately 43ft (13m), providing an attractive and low-maintenance space in which to relax and entertain. A generous driveway provides off-street parking for several vehicles.

The bright, spacious and smartly presented accommodation extends to approximately 829 sq ft (77 sq m) and comprises an entrance hall, a generous living room with doors opening to the garden, contemporary kitchen, two bedrooms and a well-appointed shower room.



LOCATION

Church Lane is a popular residential location in Seasalter, conveniently situated within easy reach of Seasalter Beach, local shops and amenities, bus routes and Whitstable town centre. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable mainline railway station provides frequent services to London and the surrounding area, whilst the A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 20' x 18' (6.10m x 5.49m)
- Kitchen 14' x 8'1" (4.27m x 2.46m)
- Bedroom 1 12' x 9' (3.66m x 2.74m)

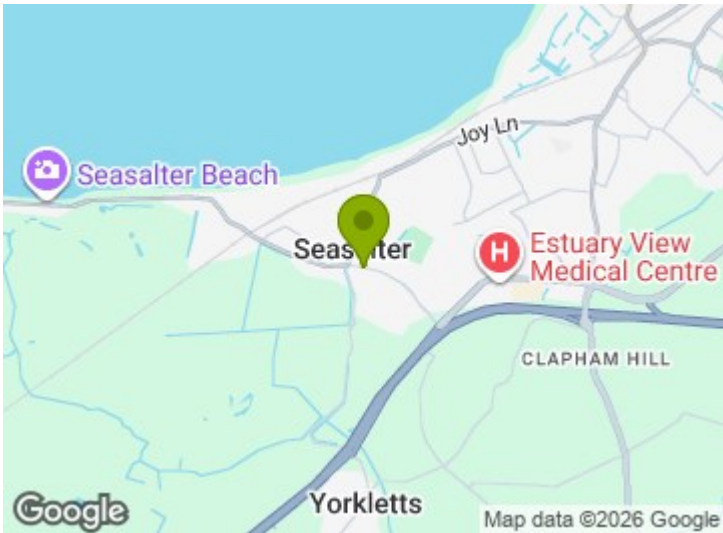
- Bedroom 2 8'1" x 7'1" (2.46m x 2.16m)

- Shower Room

OUTSIDE

- Garden 43' x 25' (13.11m x 7.62m)





Ground Floor

Main area: approx. 77.0 sq. metres (828.8 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating		Current	Target
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Below average (D)	D		
Below average (E)	E		
Below average (F)	F		
Below average (G)	G		
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Below average (D)	D		
Below average (E)	E		
Below average (F)	F		
Below average (G)	G		
England & Wales		Current	Target
		84	69

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