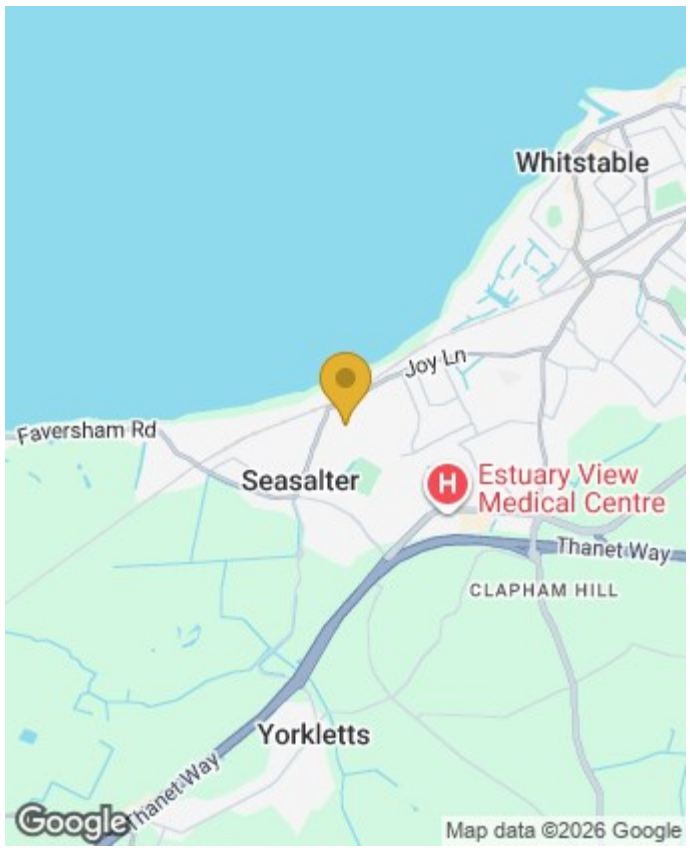
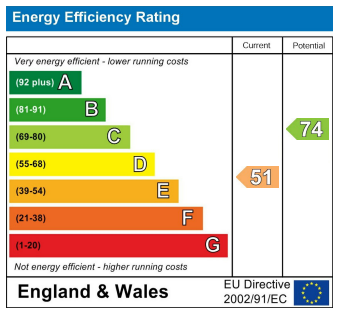
SPILLER BROOKS

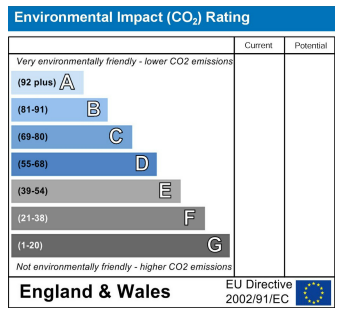
16 Hazlemere Road
Seasalter, Whitstable, CT5 4AN











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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

16 Hazlemere Road
Seasalter, Whitstable, CT5 4AN

Situated in a sought-after private road, this spacious and versatile chalet bungalow offers a good degree of privacy and exciting potential for a new owner to enhance and improve creating a home to suit their own lifestyle.

The comfortable accommodation comprises three well-proportioned double bedrooms, with the particularly generous principal bedroom measuring an impressive 20'7 and occupying the full width of the front of the property on the ground floor. There is also a light and airy sitting/dining room overlooking the sunny rear garden, a kitchen with adjoining useful utility space, a ground floor bathroom and a first-floor WC.

Outside, the sunny, south-westerly facing rear garden, offers a wealth of potential for landscaping and personalisation with a block-paved driveway providing generous off-road parking.

The garage is currently utilised as a workshop and benefits from power and lighting, providing an ideal space for hobbies, DIY projects, additional storage or those requiring a practical workspace.

Two timber sheds provide handy storage for a variety of outdoor equipment, from gardening essentials to bicycles and beach equipment.

Accessed via the private road, there is minimal passing traffic, enhancing the overall sense of privacy.

£400,000









Entrance Hall

Sitting Room
21' x 11'9 (6.40m x 3.58m)

Dining Room
11'7 x 9'8 (3.53m x 2.95m)

Kitchen
9'2 x 8'6 (2.79m x 2.59m)

Utility Area
9'8 x 5'8 (2.95m x 1.73m)

Principal Bedroom
20'7 x 9'11 (6.27m x 3.02m)

Bathroom
7'9 x 6'9 (2.36m x 2.06m)

Landing

Bedroom 2
13'11 x 12'7 (4.24m x 3.84m)

Bedroom 3
10'1 x 10 (3.07m x 3.05m)

WC

Garage/Workshop
18'8 x 8'3 (5.69m x 2.51m)

Rear Garden
54' x 34' (16.46m x 10.36m)

Driveway & Parking
Extensive block paved driveway.

Tenure
This property is Freehold.

Council Tax
Band D : £2,397.99 2026/27
(We respectfully suggest interested parties make their own investigations)

Adaptations
There are no adaptations to this property.

Floorplans & Dimensions
Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Lifestyle Amenities
A well-stocked Co-operative store on Faversham Road is approximately 0.3 miles (5-10 minutes on foot).

Local bus services are also available on Faversham Road.

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 (popular pub and restaurant) with views over the sea is 0.5 miles (10-15 mins on 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 by car.

Major road links are easily accessible via the A299.

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.





