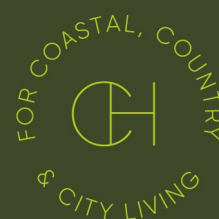


CHRISTOPHER HODGSON



Seasalter, Whitstable
£280,000 Freehold



Seasalter, Whitstable

1 Seasalter Lane, Seasalter, Whitstable, Kent, CT5 4BS

A spacious semi-detached bungalow conveniently situated within close proximity of shops, amenities, bus routes, and only 10 minutes walk from Seasalter Beach. Whitstable town centre and station are less than 2 miles distant.

The bright and spacious accommodation is arranged to provide an entrance porch, entrance hall, a large living room with sliding patio doors leading to the garden, two generous bedrooms (both benefiting from fitted wardrobes), a contemporary kitchen and a

well-appointed shower room. There is potential to extend and/or remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The rear garden has been designed for ease of maintenance and extends to 44ft (13.5m). There is a garage to the rear of the property, accessed via Church Lane, and a block paved driveway provides ample off street parking. No onward chain.



LOCATION

Seasalter Lane is in a popular location on the outskirts of Whitstable, an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, birdwatching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80 minutes and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen 14'4" x 10'7" (4.38m x 3.24m)
- Living Room 17'5" x 14'11" (5.33m x 4.56m)

- Bedroom 1 11'4" x 10'11" (3.46m x 3.33m)

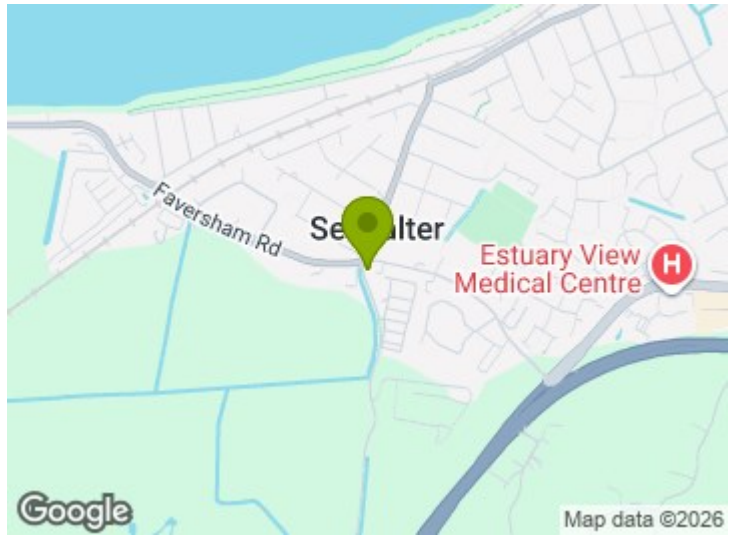
- Bedroom 2 9'10" x 8'8" (3.01m x 2.66m)

- Shower Room

OUTSIDE

- Garden 44'5" x 33'4" (13.54m x 10.16m)

- Detached Garage 15'8" x 8'9" (4.79m x 2.67m)



Ground Floor

Main area: approx. 80.5 sq. metres (866.5 sq. feet)



Main area: Approx. 80.5 sq. metres (866.5 sq. feet)

Plus Detached Garage: Approx. 12.8 sq. metres (137.8 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	Target
100 Energy efficient Green rating scale	A	71	77
90-100 Energy efficient Green rating scale	B		
80-90 Energy efficient Green rating scale	C		
70-80 Energy efficient Green rating scale	D		
60-70 Energy efficient Green rating scale	E		
50-60 Energy efficient Green rating scale	F		
40-50 Energy efficient Green rating scale	G		
England & Wales			
EPC Decree 2023/1512			

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