CHRISTOPHER HODGSON

Whitstable

£385,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

8 Birch Road, Whitstable, Kent, CT5 3JA

A spacious detached bungalow occupying a generous plot set on the peaceful outskirts of Whitstable. The property is within close proximity of amenities and easily accessible to the bustling town centre, seafront and station (1.1 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, a sitting room with sliding patio doors opening to a conservatory, a kitchen, three generous bedrooms, and a shower room. The property offers considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained).

The west facing gardens are a particularly attractive feature of the property and extend to 152ft (46m), incorporating a patio area and a garden shed. A driveway to the front of the property provides an area of off-street parking and access to an attached garage. No onward chain.

LOCATION
Birch Road is a desirable location conveniently positioned for access to Whitstable and Tankerton, and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching 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 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

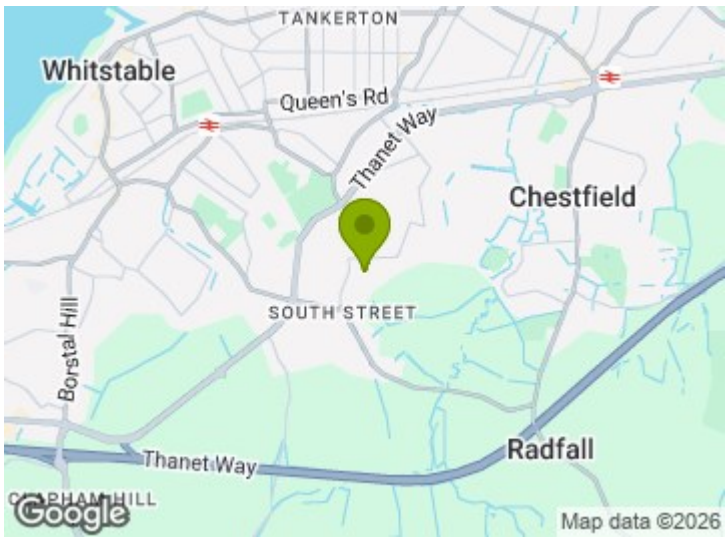
ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Kitchen 12'8" x 8'10" (3.86m x 2.70m)
- Sitting Room 11'11" x 11'6" (3.62m x 3.50m)
- Conservatory 13'11" x 9'8" (4.25m x 2.94m)
- Bedroom 1 15'1" x 12'0" (4.60m x 3.67m)
- Bedroom 2 15'1" x 9'6" (4.61m x 2.89m)
- Bedroom 3 8'11" x 8'8" (2.72m x 2.64m)
- Bathroom

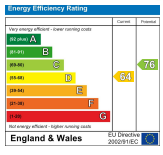
OUTSIDE

- Garden 152' x 37' (46.33m x 11.28m)
- Garage 16'11" x 8'10" (5.15m x 2.70m)


TANKERTON
Whitstable
Queen's Rd
Thanet Way
Chestfield
SOUTH STREET
Borstal Hill
Thanet Way
Radfall
Google
Map data ©2026

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7633/MS

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK