



CHRISTOPHER HODGSON

Seasalter, Whitstable

37 Foxdene Road, Seasalter, Whitstable, Kent, CT5 4QY

Freehold

A significantly extended and stylish detached house, conveniently situated in a desirable location within close proximity to the seafront, shops and bus routes.

This superb family home has been the subject of significant extension and refurbishment by the current owners and provides exceptionally spacious and beautifully presented accommodation in the region of 1959 sq ft (182 sq m). The ground floor is arranged to provide an entrance hall, an impressive living/dining incorporating a smartly fitted kitchen and an expanse of bi-folding doors opening to the garden, a sitting room, a double bedroom, a utility room, cloakroom, and an integral garage. The first floor comprises three double bedrooms, and two luxurious bathrooms,

including an en-suite shower room and a dressing room to the principal bedroom.

The landscaped rear garden extends to 60ft (18m) and incorporates a patio area spanning the width of the property. There are two versatile garden studios, one of which is currently configured as a salon and benefits from mains electricity and water. A block paved driveway provides ample off-street parking and access to the integral garage and a charging point for an electric vehicle.

LOCATION	ACCOMMODATION	
Foxdene Road is a much sought after residential location in Seasalter being accessed from Gateacre Road via Milner Road which is located just off Faversham Road. Whitstable (2 miles distant) is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour for which the town is renowned. Whitstable station offers fast and frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.	The accommodation and approximate measurements (taken at maximum points) are:	
	GROUND FLOOR	
	• Entrance Hall • Living / Dining Room 22'11" x 15'2" (6.99m x 4.62m) • Kitchen 10'6" x 9'2" (3.20m x 2.80m) • Sitting Room 15'8" x 12'0" (4.78m x 3.66m) • Bedroom 4 15'8" x 10'8" (4.78m x 3.25m) • Utility Room 9'2" x 7'7" (2.79m x 2.31m) • Cloakroom	• Bedroom 1 16'9" x 14'8" (5.10m x 4.48m) • Dressing Area 9'7" x 5'7" (2.92m x 1.70m) • En-Suite Shower Room • Bedroom 2 12'7" x 11'9" (3.83m x 3.58m) • Bedroom 3 12'9" x 11'9" (3.88m x 3.58m) • Bathroom
	FIRST FLOOR	OUTSIDE
		• Garden 60' x 39' (18.29m x 11.89m) • Garden Studio 11'9" x 9'10" (3.6m x 3m) • Garden Studio 12'2" x 8'11" (3.72m x 2.72m) • Integral Garage 19'7" x 9'2" (5.97m x 2.80m)







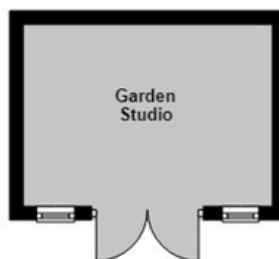
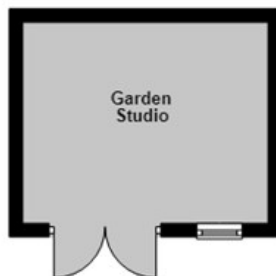


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ENERGY PERFORMANCE CERTIFICATE

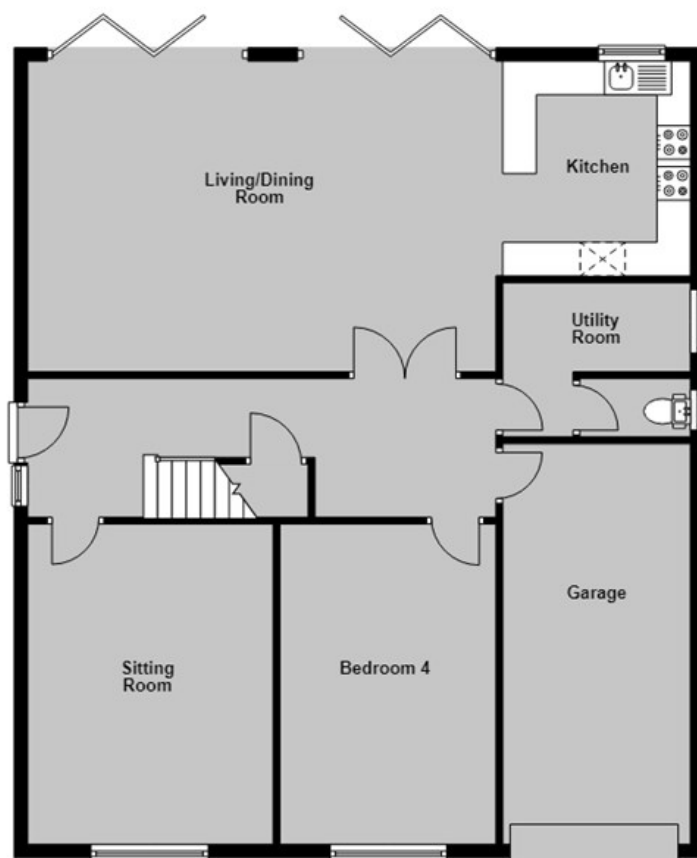
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
EU Directive 2002/91/EC		
England & Wales		

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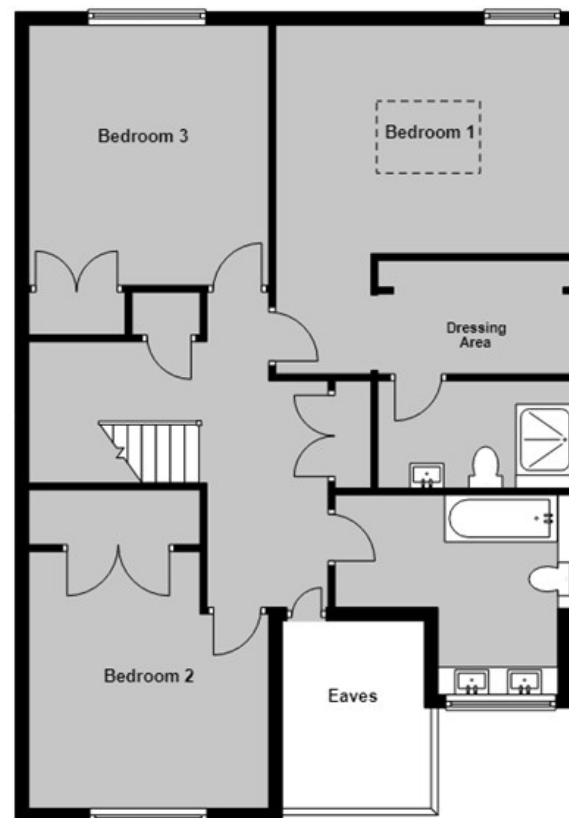
Ground Floor

Main area: approx. 97.9 sq. metres (1053.6 sq. feet)
Plus garages: approx. 16.7 sq. metres (180.0 sq. feet)
Plus outbuildings: approx. 20.9 sq. metres (225.0 sq. feet)



First Floor

Approx. 84.2 sq. metres (906.0 sq. feet)
(excluding Eaves)



Main area: Approx. 182.1 sq. metres (1959.6 sq. feet)

Plus garages: approx. 16.7 sq. metres (180.0 sq. feet)
Plus outbuildings: approx. 20.9 sq. metres (225.0 sq. feet)



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