



CHRISTOPHER HODGSON

Seasalter, Whitstable

13 Hodgson Road, Seasalter, Whitstable, Kent, CT5 4AG

Freehold

This unique contemporary detached house is enviably positioned on the desirable Granville Cliff private estate moments from Seasalter beach, from where a short stroll along the coastline will take you to Whitstable town centre with its array of boutique shops, cafés, highly regarded restaurants, schooling options and mainline railway station (2.6 miles).

Built in 2017, this impressive home is unique in design and features vaulted ceilings and large, light filled, open-plan living accommodation. The property comprises an entrance hall, a spacious living room incorporating a stylish kitchen, dining area and sliding doors opening to the West facing garden. There is also a snug, utility room, ground floor cloakroom, three double bedrooms and two luxurious bathrooms, including the principal bedroom suite with access to a covered balcony overlooking the garden.

The thoughtfully planted West facing rear garden includes a natural stone terrace spanning the width of the property and a studio which is suitable for a variety of uses. A shingled driveway to the front of the house provides off road parking for several vehicles. Remainder of NHBC Warranty.

Location	• Entrance Hall 15'9" x 13'2" (4.80m x 4.01m)	OUTSIDE
Hodgson Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).	• Living Room 27'1" x 21'7" (8.26m x 6.58m)	• Studio 11'5" x 7'5" (3.48m x 2.26m)
	• Dining Area 27'1" x 21'6" (8.26m x 6.55m)	• Garden 46' x 43' (14.02m x 13.11m)
	• Kitchen 27'1" x 21'6" (8.26m x 6.55m)	
	• Snug 12'6" x 9'5" (3.81m x 2.87m)	
	• Utility Room 6'3" x 6'2" (1.91m x 1.88m)	
	• Cloakroom 6'3" x 3'6" (1.91m x 1.07m)	
	FIRST FLOOR	
	• Bedroom 1 18'6" x 13'4" (5.64m x 4.06m)	
	• Balcony 12'6" x 5'5" (3.81m x 1.65m)	
	• En-Suite Shower Room 12'4" x 6'3" (3.76m x 1.91m)	
Accommodation	• Bedroom 2 16'7" x 15'4" (5.05m x 4.67m)	
The accommodation and approximate measurements (taken at maximum points) are:	• Bedroom 3 11'3" x 7'9" (3.43m x 2.35m)	
GROUND FLOOR	• Bathroom 7'9" x 6'5" (2.36m x 1.96m)	







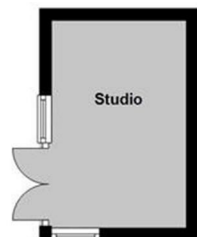


Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

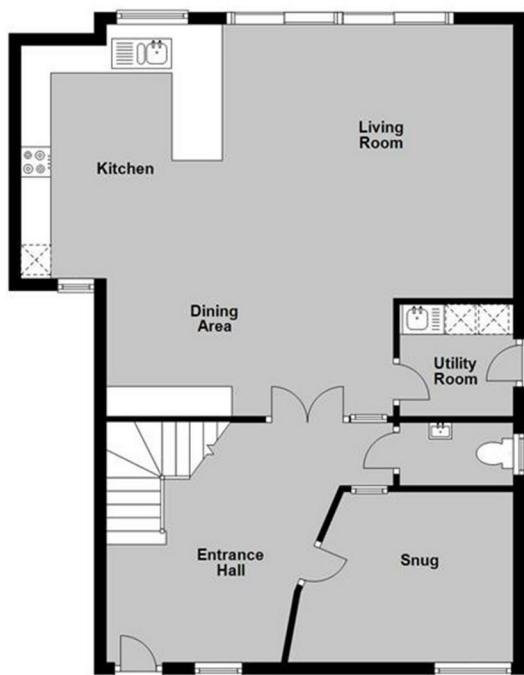
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

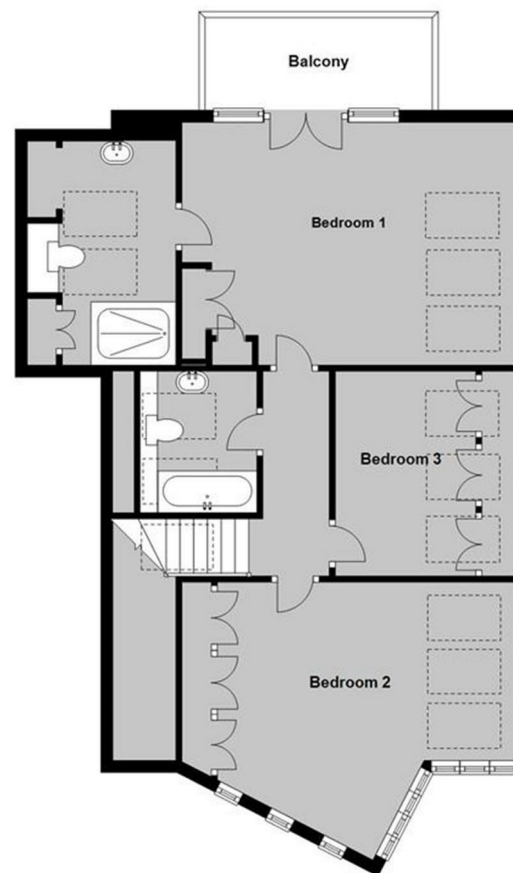
Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



Ground Floor
Approx. 78.2 sq. metres (841.7 sq. feet)



First Floor
Approx. 81.5 sq. metres (876.9 sq. feet)



Total area: approx. 159.7 sq. metres (1718.6 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe