

CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£325,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

66 St. Johns Road, Swalecliffe, Whitstable, Kent, CT5 2RJ

A spacious semi-detached bungalow situated in a much sought after central location and conveniently positioned for access to schools, shops, the seafront, bus routes, and is just a 0.3 miles from Chestfield & Swalecliffe mainline railway station.

The property would now benefit from a programme of modernisation throughout, and there is considerable scope to further extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room open-plan to a dining room, a kitchen, two double bedrooms, a shower room, and a cloakroom. The property also benefits from photovoltaic solar panels which contribute towards the electricity supply.

The mature and established rear garden enjoys a south westerly aspect and extends to 68ft (20.7m), incorporating a utility room, and storage. A driveway to the front of the property provides an area of off-street parking. No onward chain.



LOCATION

St Johns Road is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and just a 0.3 miles from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 mins). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 12'1" x 12'0" (3.68m x 3.66m)
- Dining Room 12'4" x 6'7" (3.76m x 2.00m)
- Kitchen 9'9" x 8'2" (2.97m x 2.48m)

- Bedroom 1 13'2" x 10'2" (4.01m x 3.10m)

- Bedroom 2 10'1" x 8'11" (3.07m x 2.72m)

- Shower Room

- Cloakroom

OUTSIDE

- Garden 68' x 28' (20.73m x 8.53m)

- Utility 7'7" x 7'4" (2.30m x 2.24m)

- Storage Shed 16'8" x 7'2" (5.08m x 2.18m)

- Storage 8'5" x 7'10" (2.57m x 2.39m)

SOLAR ENERGY

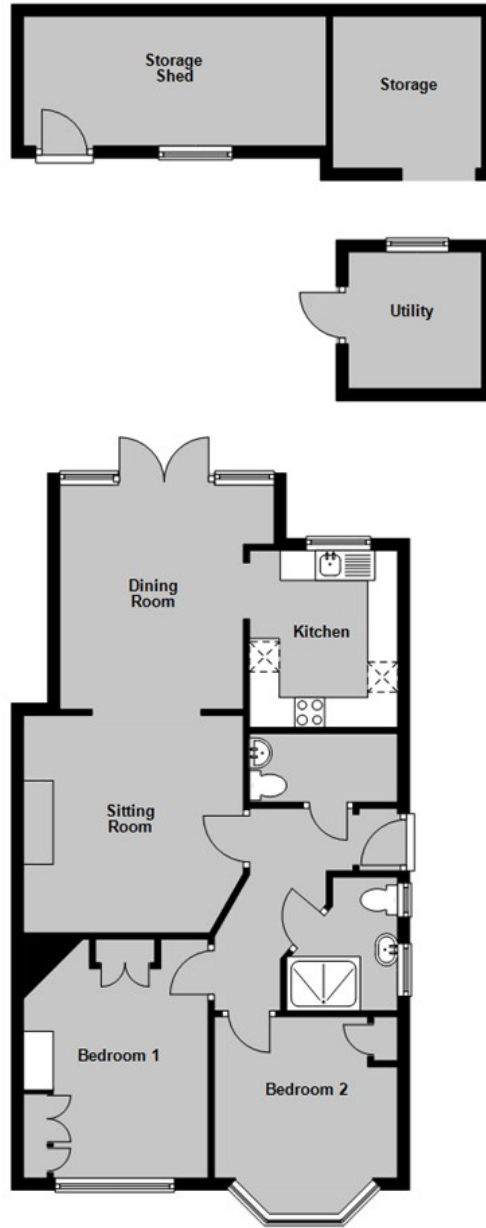
The property benefits from photovoltaic solar panels which contribute towards the electricity supply and help to reduce running costs.





Ground Floor

Main area: approx. 68.7 sq. metres (739.5 sq. feet)
Plus outbuildings: approx. 22.6 sq. metres (243.0 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient - higher running costs	F		
Worst energy efficiency	G		
England & Wales		76	80
EPC Rating			

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