



CHRISTOPHER HODGSON

Seasalter, Whitstable

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

Freehold

A substantial detached family home 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 boutique shops, highly regarded restaurants, schools, and mainline station (2.6 miles).

The spacious and versatile accommodation extends to 2782 sq ft (258 sq m) and has been thoughtfully designed to provide generously proportioned, largely open-plan accommodation. The ground floor comprises an entrance hall, a contemporary and well-equipped kitchen/breakfast room, a sitting room open plan to a dining room, a study, utility room, and a smartly fitted shower room.

To the first floor, there are five generous bedrooms (two with en-suite bathrooms and a Juliette balcony), and a bathroom with a separate shower enclosure. Opportunity for a self contained annexe ideal for generational living or generating additional income.

The rear garden extends to 58 ft (17 m), and a block paved driveway to the front of the property provides an area off street parking and access to an integral garage.

LOCATION		
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 80mins) with high speed links to London St Pancras (approximately 73mins).		
ACCOMMODATION		
The accommodation and approximate measurements (taken at maximum points) are:		
GROUND FLOOR		
• Entrance Hall 13'8" x 10'3" (4.17m x 3.12m)		
• Sitting Room 20'1" x 15'9" (6.12m x 4.81m)		
• Dining Room 20'4" x 15'8" (6.20m x 4.78m)		
• Kitchen/Breakfast Room 19'7" x 15'8" (5.97m x 4.78m)		
• Utility Room 7'1" x 7'1" (2.17m x 2.15m)		
• Study 10'7" x 10'5" (3.23m x 3.18m)		
• Shower Room		
FIRST FLOOR		
• Bedroom 1 18'1" x 15'9" (5.52m x 4.79m)		
• En-Suite Bathroom		
• Juliette Balcony 11'1" x 0'7" (3.38m x 0.18m)		
• Bedroom 2 15'9" x 15'9" (4.80m x 4.80m)		
• En-Suite Shower Room		
• Juliette Balcony 11'1" x 0'7" (3.38m x 0.18m)		
• Bedroom 3 12'10" x 11'3" (3.91m x 3.42m)		
• Bedroom 4 10'11" x 10'5" (3.33m x 3.18m)		
• Bedroom 5 10'8" x 10'5" (3.26m x 3.18m)		
• Bathroom		
OUTSIDE		
• Garden 58'6" x 56'8" (17.83m x 17.27m)		
• Integral Garage 18'5" x 10'5" (5.61m x 3.18m)		









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	80	85
(81-91) B		
(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
		

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Ground Floor

Main area: approx. 127.7 sq. metres (1374.4 sq. feet)
Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)



First Floor

Approx. 130.8 sq. metres (1408.3 sq. feet)



Main area: Approx. 258.5 sq. metres (2782.7 sq. feet)
Plus garages, approx. 17.8 sq. metres (192.1 sq. feet)



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